State of Nevada
Department of Health & Human Services
Division of Child & Family Services
Nevada Youth Training Center
Facility Condition Analysis

NEVADA YOUTH TRAINING CENTER

100 Youth Center Road
Elko, Nevada 89801

Site Number: 9938
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS

Report Printed in May 2014

State of Nevada
Department of Health & Human Services
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The Facility Condition Analysis Program was created under the authority found in NRS 341.128. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

Establishing a Facility Condition Needs Index (FCNI) for each building

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

Class Definitions

PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9938

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0310	ASSISTANT SUPERINTENDENT HOUSE	890		9/18/2013	$28,480	$0	$0	$28,480	$78,000	37%
	100 Youth Center Road Elko									
0231	CLASSROOMS & INFIRMARY	20590	1972	9/18/2013	$986,085	$832,225	$0	$1,818,310	$6,177,000	29%
	100 Youth Center Road Elko									
0225	MOUNTAINEER COTTAGE #2	3847	1962	9/18/2013	$15,000	$245,946	$38,470	$299,416	$1,057,925	28%
	100 Youth Center Road Elko									
0227	INDIAN COTTAGE #4	3847	1962	9/18/2013	$15,000	$245,946	$38,470	$299,416	$1,057,925	28%
	100 Youth Center Road Elko									
0223	ADMINISTRATION	3847	1962	9/18/2013	$87,624	$176,446	$19,235	$283,305	$1,057,925	27%
	100 Youth Center Road Elko									
0233	GYMNASIUM	15316	1976	9/18/2013	$289,924	$743,394	$15,000	$1,048,318	$4,211,900	25%
	100 Youth Center Road Elko									
0234	SUPERINTENDENT'S RESIDENCE	1456	1989	9/18/2013	$29,472	$46,550	$0	$76,022	$327,600	23%
	100 Youth Center Road Elko									
0232	INDUSTRIAL / VOCATIONAL	11264	1966	9/18/2013	$301,280	$399,536	$0	$700,816	$3,097,600	23%
	100 Youth Center Road Elko									
0228	PIONEER COTTAGE #5	3847	1964	9/18/2013	$15,000	$190,181	$19,235	$224,416	$1,057,925	21%
	100 Youth Center Road Elko									
0226	EXPLORER R & C COTTAGE #3	3847	1962	9/18/2013	$15,000	$170,946	$38,470	$224,416	$1,057,925	21%
	100 Youth Center Road Elko									
0224	FORESTER COTTAGE #1	3847	1964	9/18/2013	$19,000	$170,946	$19,235	$209,181	$1,057,925	20%
	100 Youth Center Road Elko									
0229	FRONTIER COTTAGE #6	3990	1966	9/18/2013	$19,000	$194,285	$0	$213,285	$1,097,250	19%
	100 Youth Center Road Elko									
0535	ADVENTURER COTTAGE	3990	1966	9/18/2013	$4,000	$155,785	$0	$159,785	$1,097,250	15%
	100 Youth Center Road Elko									
0615	WAREHOUSE	7240	1988	9/18/2013	$8,620	$216,140	$0	$224,760	$1,810,000	12%
	100 Youth Center Road Elko									
2280	SUPERINTENDENT'S GARAGE	750		9/18/2013	$0	$6,750	$0	$6,750	$75,000	9%
	100 Youth Center Road Elko									
2268	GENERATOR BUILDING	520	1995	9/18/2013	$0	$8,840	$2,600	$11,440	$143,000	8%
	100 Youth Center Road Elko									

Site number: 9938

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0230	MULTIPURPOSE, DINING & CULINARY	15856	1962	9/18/2013	$82,780	$122,780	$0	$205,560	$4,756,800	4%
	100 Youth Center Road Elko									
2269	WELL HOUSE #3	128	1997	9/18/2013	$640	$0	$0	$640	$38,400	2%
	100 Youth Center Road Elko									
9938	NEVADA YOUTH TRAINING CENTER - ELKO			9/18/2013	$334,000	$3,475,500	$0	$3,809,500	$0	0%
	100 Youth Center Road Elko									
2296	WELL HOUSE #2	120		9/18/2013	$0	$0	$0		$12,000	
	100 Youth Center Road Elko									
2295	WELL HOUSE #1	100		9/18/2013	$0	$0	$0		$2,000	
	100 Youth Center Road Elko									
2294	HENRIETTA BUILDING	350	1941	9/18/2013	$0	$0	$0		$7,000	
	100 Youth Center Road Elko									
2293	BARN (next to farm storage #2)	1500		9/18/2013	$0	$0	$0		$1,500	
	100 Youth Center Road Elko									
2292	BIRD FARM OFFICE STORAGE	800		9/18/2013	$0	$0	$0		$800	
	100 Youth Center Road Elko									
2291	GREENHOUSE	400		9/18/2013	$0	$0	$0		$400	
	100 Youth Center Road Elko									
2289	OPEN QUONSET STORAGE #1	450		9/18/2013	$0	$0	$0		$2,250	
	100 Youth Center Road Elko									
2286	FARM STORAGE #5	450		9/18/2013	$0	$0	$0		$2,250	
	100 Youth Center Road Elko									
2285	FARM STORAGE #4	320		9/18/2013	$0	$0	$0		$3,200	
	100 Youth Center Road Elko									
2284	FARM STORAGE #3	250		9/18/2013	$0	$0	$0		$2,500	
	100 Youth Center Road Elko									
2283	FARM STORAGE #2	200		9/18/2013	$0	$0	$0		$2,000	
	100 Youth Center Road Elko									
2282	FARM STORAGE #1	900		9/18/2013	$0	$0	$0		$4,500	
	100 Youth Center Road Elko									
2281	ICE HOUSE STORAGE	120		9/18/2013	$0	$0	$0		$1,200	
	100 Youth Center Road Elko									
2290	OPEN QUONSET STORAGE #2	450		9/18/2013	$0	$0	$0		$2,250	
	100 Youth Center Road Elko									

Site number: 9938

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
	Report Totals.....:	**111,482**			**$2,250,905**	**$7,402,196**	**$190,715**	**$9,843,816**	**$29,301,200**	**34%**

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NEVADA YOUTH TRAINING CENTER - ELKO

BUILDING REPORT

The Nevada Youth Training Center is located on the east side of Elko Nevada. The site dates to the early 1900s, and serves as a school and facility for juvenile offenders. The entire site encompasses approximately 500 acres. The main cluster of buildings is grouped in a campus setting, with manicured lawns, mature specimen trees and shrubs. The facility is maintained extremely well. There are infrastructure project needs that will be addressed in the site portion of the report. Some ADA access improvements are needed between buildings and access into buildings.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $334,000**

Currently Critical **Immediate to Two Years**

Project Index #: 9938ADA2

ADA PARKING STALL STRIPING **Construction Cost $1,500**

The ADA accessible parking area for the Gymnasium does not have striping to identify the parking stall and loading zone. The area should be re-striped to comply with the 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 9938SIT3

BACKFLOW PREVENTION **Construction Cost $75,000**

The domestic water for the campus is fed from two water tanks which are supplied by a well. The domestic water system does not have a backflow prevention device. State law mandates that backflow prevention devices be installed on all domestic, fire protection and irrigation systems to prevent contamination. This project would provide for three backflow prevention devices to be installed in heated above ground vaults.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 9938ENV1

PEST ABATEMENT **Construction Cost $7,500**

The site and buildings have been inhabited by swallows. The birds introduce a potential risk of disease, cause maintenance problems with the mechanical systems, and cost labor time for general clean-up. This project provides for removal and disposal of swallow debris, nests, eggs and carcasses from the site and buildings by a licensed pest control business.

Project Index #: 9938SFT5

SITE FIRE ALARM UPGRADE **Construction Cost $250,000**

This site is equipped with a fire detection and alarm system, but the system is old and inoperative in some buildings. Recurring problems have been noted with the system and related site communications systems since installation. It is recommended that the fire detection and alarm system be completely upgraded, including multiple point off-site notification pull stations or a similar system acceptable to the State Fire Marshal. The site could benefit from a wireless system, which may provide reduced costs and system redundancy in the event of lightning, floods or other problems which could otherwise disable the system.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $3,475,500**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 9938SIT2

CONCRETE SIDEWALK REPLACEMENTS **Construction Cost $50,000**

The site has several areas of damaged concrete sidewalks that have not been replaced recently. These areas pose tripping hazards from heaving and settling and the cracks will continue to grow from freeze/ thaw impacts. This project would provide for the removal and replacement of the damaged concrete sidewalks. 5,000 SF of 4" thick concrete sidewalk was used for this estimate.

Project Index #: 9938ENR1

ENERGY MANAGEMENT SYSTEM INSTALLATION **Construction Cost $500,000**

This project recommends the installation of an Energy Management System (EMS) for the site. This system will monitor and control the heating, ventilation, air conditioning and lighting equipment through a central computer system. Electronic sensors will be installed on each piece of equipment which will feed information into the computer system. The maintenance staff can then control and monitor the equipment remotely which will significantly lower energy costs. Along with electricity, natural gas and water meters, this system will provide detailed reports on energy consumption allowing the maintenance staff to analyze and customize the energy used by the facility.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 9938SIT8

EXTERIOR SOLAR SITE LIGHTING UPGRADE **Construction Cost $227,500**

There many existing light poles around the site which have caused continuous maintenance problems and some are not working. Problems include failing contactors, unavailable replacement parts, failing conduits and rusted metal poles. Due to insufficient lighting and cracked and heaving concrete sidewalks, there have been tripping hazards and complaints from individuals on the campus. This project would provide for the installation of 35 solar powered LED exterior light fixtures, 20 foot tall poles and 30" diameter raised concrete bases. This installation will eliminate the need for trenching and installing new electrical connections.

Project Index #: 9938SIT6

IRRIGATION UPGRADE **Construction Cost $48,000**

The existing landscape irrigation lines throughout the site are reaching the end of their expected life and should be scheduled for replacement. The schedule 20 piping is not durable enough for the application and should be replaced with a stronger pipe. This project would provide for the removal of the existing irrigation lines and the purchase and installation of new lines. 12,000 linear feet was used to generate this estimate.

Project Index #: 9938ELE1

SITEWIDE ELECTRICAL UPGRADE **Construction Cost $2,500,000**

The site's electrical distribution system is original and now over 50 years old. The main switchgear, wiring and conduits have reached the end of there useful life and are in need of replacement. In each building, the electrical boxes, panels, outlets and switches are original and due for replacement as well. Maintenance staff also reported that the voltage varies between 400 and 500 volts at any given time. This causes premature wear to the equipment across the site and can damage safety equipment. This project would provide for a complete electrical upgrade including replacement of the main switchgear, transformers, conduit and wiring to all existing buildings on site including trenching and backfill and replacement of electrical equipment in each building. Removal of the existing equipment is included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 9938SIT4

SLURRY SEAL ASPHALT PAVING **Construction Cost $150,000**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads, parking areas and the maintenance yard. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 200,000 square feet of asphalt area was used to generate this estimate.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$334,000**
Priority Class 2:	**$3,475,500**
Priority Class 3:	**$0**
Grand Total:	**$3,809,500**

SUPERINTENDENT'S GARAGE

BUILDING REPORT

The Superintendent's Garage is a wood framed structure on a concrete slab-on-grade foundation. It has T1-11 siding and an asphalt composition roof.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $6,750**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 2280EXT1

EXTERIOR FINISHES

Construction Cost $3,750

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 2280SIT1

SITE DRAINAGE

Construction Cost $3,000

The garage has considerable damage to the siding and foundation from improper drainage. The grade does not slope away from the rear of the building. This is causing water to pool up against the rear wall and damage siding and the concrete foundation. This project would create positive flow away from the building by regrading and installing French drains as needed.

BUILDING INFORMATION:

Gross Area (square feet):	**750**
Year Constructed:	
Exterior Finish 1:	**100 % Painted Wood Siding**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % U**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Wood Framing**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$9.00**
Priority Class 2:	**$6,750**	**Total Facility Replacement Construction Cost:**	**$75,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$6,750**	**FCNI:**	**9%**

WELL HOUSE #3

BUILDING REPORT

Well House #3 is located in the southwest portion of the site. This is currently the main well for the NYTC campus until the new well becomes operational. As of the September 2013 survey, the new well has not come on line.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $640**

Currently Critical **Immediate to Two Years**

Project Index #: 2269EXT1

EXTERIOR FINISHES **Construction Cost $640**

It is important to maintain the finish, weather resistance and appearance of the building. The structure is rusting due to moisture infiltration and will fail if not sealed properly. This project would provide funding to protect the structure and exterior of the building. Included in the cost is the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 08/23/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

BUILDING INFORMATION:

Gross Area (square feet):	**128**
Year Constructed:	**1997**
Exterior Finish 1:	**100 % Metal Siding**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % U**
IBC Occupancy Type 2:	**%**
Construction Type:	**Prefabricated Steel Building**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$640**	**Project Construction Cost per Square Foot:**	**$5.00**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$38,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$640**	**FCNI:**	**2%**

GENERATOR BUILDING

BUILDING REPORT

The Generator Building is a wood framed structure on a concrete slab-on-grade foundation. It has an asphalt composition roof and is in good condition. It contains the emergency generator and switchgear for the NYTC.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $8,840**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 2268INT1

INTERIOR FINISHES

Construction Cost $2,600

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.
This project or a portion thereof was previously recommended in the FCA report dated 08/23/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 2268EXT3

ROOF REPLACEMENT

Construction Cost $6,240

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $2,600**

Long-Term Needs **Four to Ten Years**

Project Index #: 2268EXT2

EXTERIOR FINISHES

Construction Cost $2,600

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the vents, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**520**
Year Constructed:	**1995**
Exterior Finish 1:	**100 % Painted Wood Siding**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % U**
IBC Occupancy Type 2:	**%**
Construction Type:	**Wood Framing**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$22.00**
Priority Class 2:	**$8,840**	**Total Facility Replacement Construction Cost:**	**$143,000**
Priority Class 3:	**$2,600**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$11,440**	**FCNI:**	**8%**

WAREHOUSE

BUILDING REPORT

The Warehouse is a painted precast concrete and steel framed structure with a metal roofing system. It provides storage, repair and maintenance offices for NYTC maintenance personnel. The freezers and coolers are also located in this facility. The building is heated by two furnaces but is lacking cooling. It has a fire alarm and sprinkler system but is not ADA accessible. The maintenance office does have a wall mounted air conditioning unit.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $8,620**

Currently Critical **Immediate to Two Years**

Project Index #: 0615SFT5

EXIT SIGN AND EGRESS LIGHTING UPGRADE **Construction Cost $3,620**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

Project Index #: 0615SFT4

EXTERIOR STAIR HANDRAIL REPLACEMENT **Construction Cost $5,000**

The exterior stair handrails on the concrete stairs are older and do not meet code for safety or accessibility. The gripping surfaces are incorrect and they do not have compliant extensions at the top and bottom of the stair. This project recommends the replacement of the handrails on both sides of the stairs. Removal and disposal of the existing railing is included. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 08/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $216,140**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0615EXT1

EXTERIOR FINISHES **Construction Cost $36,200**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 08/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0615PLM1

HOSE BIBB REPLACEMENT **Construction Cost $3,000**

The hose bibbs on the exterior of the building have not stood up to the winter climate. They are broken and are no longer in use. This report recommends replacing 4 exterior hose bibbs with freeze-proof wall hydrants.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0615HVA2

HVAC EQUIPMENT REPLACEMENT **Construction Cost $30,000**

The existing HVAC system consists of 2 ceiling mounted packaged units located above the walk-in cooler and freezer. These provide heat to the warehouse and cooling to the freezers and refrigerators, but do not provide cooling to the warehouse. There is a need for cooling equipment to provide a comfortable work environment in the summer. This project would provide for removal and replacement of the 2 HVAC packaged units to provide heating and air conditioning to the warehouse.
This project or a portion thereof was previously recommended in the FCA report dated 08/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0615INT2

INTERIOR FINISHES **Construction Cost $36,200**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
This project or a portion thereof was previously recommended in the FCA report dated 08/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0615ENR2

LIGHTING UPGRADE **Construction Cost $10,860**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0615INT1

NONABSORBANT FINISHES **Construction Cost $3,000**

2012 IBC Section 1210 requires the installation of smooth, hard, nonabsorbent surfaces in the following restroom areas: on floors in toilet, bathing and shower rooms that extend upward onto the walls at least 4 inches, within 2 feet of the sides of urinals and water closets to a height of not less than 4 feet above the floor and in shower compartments to a height not less than 70 inches above the drain inlet. Accessories such as grab bars, towel bars, paper dispensers and soap dishes, provided on or within walls, shall be installed and sealed to protect structural elements from moisture. This project recommends the installation of Fiberglass Reinforced Panel (FRP) or an equal material to comply with this code section.
This project or a portion thereof was previously recommended in the FCA report dated 08/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0615ENR3

ROLLUP DOOR REPLACEMENT **Construction Cost $5,000**

The existing 10'x12' rollup door does not function properly due to age and abuse and repair parts are difficult to find. It is also uninsulated and not energy efficient. This project would provide for the removal and disposal of the existing door and the purchase and installation of a new manually operated insulated rollup door.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0615SIT1

ROOF DRAIN DOWNSPOUT MODIFICATIONS **Construction Cost $2,500**

The roof drain downspouts currently terminate within inches of the building with no continuous drainage away from the foundation. This is causing the water to pool next to the foundation and damage the foundation and walls. This project would provide for the extension of the roof drains from the downspouts to approximately 5'-0" away from the perimeter of the building to prevent pooling and damage to the building.

Project Index #: 0615EXT3

ROOF REPLACEMENT **Construction Cost $86,880**

The standing seam metal roof on this building was in poor condition at the time of the survey and had at least one active leak. It is recommended that this building be re-roofed in the next 2-3 years with a new single-ply roofing system which will be installed directly over the existing metal roof. This will allow the roof to qualify for the statewide roofing program warranty and preventative maintenance agreement.

Project Index #: 0615PLM2

WATER HEATER REPLACEMENT **Construction Cost $2,500**

There is a 10 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new on-demand electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	**7,240**
Year Constructed:	**1988**
Exterior Finish 1:	**100 % Painted Precast Conc**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % S-1**
IBC Occupancy Type 2:	**%**
Construction Type:	**Precast Concrete and Steel**
IBC Construction Type:	**II-B**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$8,620**	**Project Construction Cost per Square Foot:**	**$31.04**
Priority Class 2:	**$216,140**	**Total Facility Replacement Construction Cost:**	**$1,810,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$250**
Grand Total:	**$224,760**	**FCNI:**	**12%**

ADVENTURER COTTAGE

BUILDING REPORT

The Adventurer Cottage is a CMU and concrete framed structure with a single-ply roofing system on a concrete foundation. It contains restrooms and sleeping areas for youths in a controlled environment. This building shares a common wall with the Frontier Cottage. The HVAC system is a stand alone system with gas fired furnaces and evaporative coolers. It also has a fire alarm and sprinkler system. The facility is not ADA accessible.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $4,000**

Currently Critical **Immediate to Two Years**

Project Index #: 0535ADA1

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION **Construction Cost $4,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $155,785**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0535HVA2

EXHAUST FAN REPLACEMENT **Construction Cost $2,500**

The exhaust fans in the showers and restroom areas are inadequate for their application contributing to moisture accumulation and possible mold infiltration. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including ducting and connections to utilities. This report recommends the installation of high efficiency exhaust fans with humidity detection and delayed shut-off to exhaust all moisture and prevent future accumulation issues.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0535ENR1

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $5,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0535EXT3

EXTERIOR DOOR REPLACEMENT **Construction Cost $4,000**

The exterior metal door at the rear of the building is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the door assembly with new a metal door, frame and hardware. Removal and disposal of the existing door is included in this estimate.

Project Index #: 0535ENR3

EXTERIOR ENERGY RETROFIT **Construction Cost $65,900**

The building is constructed of concrete masonry units (CMU) with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient. This project recommends adding an exterior insulating finish system (EIFS) over the CMU and replacing the windows with new dual-pane, higher efficiency units. This estimate includes removal and disposal of the existing windows. The estimate is based on $10.00 per square foot for the EIFS, $1000.00 per window for 11 windows and $15,000 for the aluminum storefront entrance system.

This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0535EXT2

EXTERIOR FINISHES **Construction Cost $19,950**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0535INT2

INTERIOR FINISHES **Construction Cost $19,950**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0535INT1

KITCHEN REPLACEMENT **Construction Cost $15,000**

The kitchen equipment and cabinets were replaced in the building in the mid 1990s. At the time of the survey, the stovetop, oven and refrigerator were not operating. The quality of construction and installation were inadequate for the high usage at these facilities, and the cabinets and counter tops are delaminating and failing. This project recommends the replacement of the existing kitchen counters, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. This estimate includes disposal of the existing materials.

This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0535ENR2

LIGHTING UPGRADE **Construction Cost $5,985**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, utility closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0535SIT1

REMOVE SPRINKLERED LAWN WITHIN 3' OF BUILDING **Construction Cost $5,000**

The building has considerable damage to the painted CMU from lawn sprinklers wetting the exterior walls. This project would create drip irrigated planters within three feet of the building and relocate sprinklers so they do not wet the building.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0535PLM1

RESTROOM FIXTURES REPLACEMENT **Construction Cost $12,500**

The sink faucets and shower valves were replaced in 1995. The systems installed have not held up well under the high usage typical in a building of this type, and are beginning to fail. This project recommends replacing the faucets and shower mixing control valves with heavy duty rated commercial grade units and includes disposal of the existing fixtures. This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

BUILDING INFORMATION:

Gross Area (square feet):	**3,990**
Year Constructed:	**1966**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % I-1**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry & Concrete Framing**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$4,000**	**Project Construction Cost per Square Foot:**	**$40.05**
Priority Class 2:	**$155,785**	**Total Facility Replacement Construction Cost:**	**$1,097,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$159,785**	**FCNI:**	**15%**

ASSISTANT SUPERINTENDENT HOUSE

BUILDING REPORT

The Assistant Superintendent House is a brick masonry and wood framed structure with an asphalt composition roof. It is currently not in use and is in poor shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $28,480**

Currently Critical **Immediate to Two Years**

Project Index #: 0310SEC1

CONSERVE AND PROTECT VACANT BUILDING

Construction Cost $17,800

This residence is vacant and currently used for incidental storage. The structure is deteriorating including broken windows, doors falling off and roof failing. The broken windows in the building have allowed pigeons, bats and other pests access to the building, with related health hazards and allowed rain to enter the building. In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the Department of Interior Recommended Guidelines in Preservation Brief 31. Windows and doors will be secured and covered, some with louvers to permit ventilation of the structure. A basic security system including a smoke/fire alarm will also be installed. A sump and drain system will keep water from the under floor areas and basement.
This project or a portion thereof was previously recommended in the FCA report dated 08/23/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0310EXT1

ROOF REPLACEMENT

Construction Cost $10,680

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. There are missing shingles and active leaks and the wood roof structure is failing. It is recommended that this building be re-roofed in the next 1-2 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

BUILDING INFORMATION:

Gross Area (square feet):	**890**
Year Constructed:	
Exterior Finish 1:	**100 % Painted Brick Mason**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? Yes**
IBC Occupancy Type 1:	**100 % R-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Brick Masonry and Wood Framing**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$28,480**	**Project Construction Cost per Square Foot:**	**$32.00**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$78,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$88**
Grand Total:	**$28,480**	**FCNI:**	**37%**

SUPERINTENDENT'S RESIDENCE

BUILDING REPORT

The Superintendent's Residence is a wood framed structure on a concrete slab-on-grade foundation. It has an asphalt composition roof, painted wood siding and is surrounded by mature landscaping.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $29,472**

Currently Critical **Immediate to Two Years**

Project Index #: 0234SFT1

EXTERIOR STAIR HANDRAIL INSTALLATION

Construction Cost $5,000

The concrete exterior stairs at the entry are lacking a handrail as required in section R311.7.8 of the 2012 International Residential Code. This project would provide for a tubular steel framed handrail to be installed in accordance with the code.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0234EXT1

ROOF REPLACEMENT

Construction Cost $17,472

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 1-2 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0234SFT2

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Construction Cost $4,000

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0234SIT1

SITE DRAINAGE

Construction Cost $3,000

The house has considerable damage to the siding and foundation from improper drainage. The grade does not slope away from the rear of the building. This is causing water to pool up against the rear wall and damage siding and the concrete foundation walls. This project would create positive flow away from the building by regrading and installing French drains as needed.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $46,550**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0234INT2

CARPET REPLACEMENT **Construction Cost $8,400**

The carpet in the building is showing signs of extreme wear and should be scheduled for replacement. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 2-3 years.

Project Index #: 0234EXT2

EXTERIOR FINISHES **Construction Cost $7,280**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0234ENR1

HVAC REPLACEMENT **Construction Cost $21,840**

The existing HVAC system consists of a natural gas fired furnace and a split system air conditioner. The equipment is not energy efficient and has reached the end of its expected and useful life. This project would provide for installation of new HVAC equipment and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

Project Index #: 0234INT1

INTERIOR FINISHES **Construction Cost $7,280**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0234PLM1

WATER HEATER REPLACEMENT **Construction Cost $1,750**

There is a 50 gallon natural gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	**1,456**
Year Constructed:	**1989**
Exterior Finish 1:	**100 % Painted Wood Siding**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**2 Basement? No**
IBC Occupancy Type 1:	**100 % R-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Wood Framing**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$29,472**	**Project Construction Cost per Square Foot:**	**$52.21**
Priority Class 2:	**$46,550**	**Total Facility Replacement Construction Cost:**	**$328,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$225**
Grand Total:	**$76,022**	**FCNI:**	**23%**

GYMNASIUM

BUILDING REPORT

The Gymnasium is a brick masonry and steel framed structure with a single-ply roofing system on a concrete foundation. It contains a large gym area, restrooms, lockers, storage rooms and a mechanical room. The facility has an old boiler and air handling unit for heat and no cooling. It is not ADA accessible but does have a fire alarm system. There are no fire sprinklers in this facility.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $289,924**

Currently Critical **Immediate to Two Years**

Project Index #: 0233ADA1

ADA SIGNAGE **Construction Cost $5,000**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0233ADA5

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION **Construction Cost $4,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

Project Index #: 0233ENR1

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $5,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0233ADA2

EXTERIOR DOOR REPLACEMENT **Construction Cost $60,000**

The entrances to the building are a mix of single leaf and double leaf commercial grade metal door assemblies and a storefront entrance system at the main entrance. None of these are ADA compliant. The doors and frames are old damaged and are in need of replacement. This project would provide for the installation of new metal door assemblies with lever-operated hardware and a new storefront entrance system complete with all required ADA accessible hardware. Painting of the new doors and removal and disposal of the old doors is included in this estimate. 10 doors were used for this estimate. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0233SFT1

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $214,424**

The building is partially a B occupancy per the 2012 IBC and is over 12,000 square feet in area. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0233SFT3

OCCUPANT LOAD SIGNAGE **Construction Cost $1,500**

The 2012 IBC Chapter 1004.3 states that an assembly occupancies shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. The gymnasium meets this criteria. This project provides for creating and installing compliant signage for the gymnasium.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $743,394**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0233ADA4

ADA LOCKER ROOM RESTROOM UPGRADE **Construction Cost $50,000**

The restroom and shower fixtures in the locker rooms are worn and damaged from many years of use including the water closets, urinals, lavatories, faucets, shower heads and handles. Many fixtures are or have been leaking and have caused extensive scaling and staining to the fixtures themselves. It is recommended that all fixtures be replaced with new ADA compliant units. This project includes removal and disposal of the existing fixtures and installation of new fixtures. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0233INT7

BASKETBALL BACKSTOP REPLACEMENT **Construction Cost $16,500**

The existing backstops in the gymnasium are reaching the end of their useful life and should be scheduled for replacement. The cables and mechanisms are worn out and do not function properly. This project would provide for the removal and disposal of the existing backstops and installation of new ones. An electrically operated, ceiling suspended, fold up basketball backstop was used for this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0233INT4

BLEACHER REPLACEMENT **Construction Cost $112,500**

The existing wood bleachers in the gymnasium are reaching the end of their useful life. This project would provide for the removal and disposal of the existing bleachers and installation of new bleachers. Wood, manually telescoping bleachers to seat 500 people were used for this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0233HVA2

EXHAUST FAN REPLACEMENT **Construction Cost $4,000**

The exhaust fans in the showers, restrooms and locker room areas are inadequate for their application contributing to moisture accumulation and possible mold growth. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of high efficiency exhaust fans with humidity detection and delayed shut-off to exhaust all moisture and prevent future accumulation issues. Removal and disposal of the existing equipment is included in this estimate. This project excludes the restrooms adjacent to the Lobby as they were addressed in CIP project 05-C35.

This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0233EXT2

EXTERIOR FINISHES **Construction Cost $76,580**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0233INT3

GYMNASIUM FLOOR REPLACEMENT **Construction Cost $124,020**

The existing rubber flooring in the gymnasium is reaching the end of its useful life. This project would provide for the removal of the existing flooring and installation of a new wood floor. A 25/32" thick maple on a sleeper system was used for this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0233HVA3

HVAC SYSTEM REPLACEMENT **Construction Cost $229,740**

The existing HVAC system consists of a closed loop hot water system with heat exchangers located throughout the ceiling areas. The boiler is original to the building, the water tubes are leaking, the sheet metal panels are rusted and the air handler's pneumatics are non-operational. The Gymnasium also lacks cooling. This project would provide for a new boiler system with heat exchangers to provide heating and cooling of the building including connections to a site wide energy management system (EMS).

This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0233INT5

INTERIOR DOOR REPLACEMENT **Construction Cost $28,000**

The interior doors in this building are hollow core metal units and most are damaged from general wear and tear. This project would provide for the installation of new solid core interior doors including frames, lever action door handles, hardware and paint. Removal and disposal of the existing doors is included in this cost estimate. A total of 14 interior doors was used in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0233INT2

INTERIOR FINISHES **Construction Cost $76,580**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0233ENR2

LIGHTING UPGRADE **Construction Cost $22,974**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade T-12 lamps to T-8 lamps with electronic ballasts and upgrade the HID (high intensity discharge) lamps to current standards, resulting in increased efficiency and reduced costs associated with illumination and HVAC load. Occupancy sensors will be installed in restrooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0233EXT4

ROOF DRAIN DOWNSPOUT MODIFICATIONS **Construction Cost $2,500**

The roof drain downspouts currently terminate within inches of the building with no continuous drainage away from the foundation. This is causing the water to pool next to the foundation and damage the foundation and walls. This project would provide for the extension of the roof drains from the downspouts to approximately 5'-0" away from the perimeter of the building to prevent pooling and damage to the building.

This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $15,000**

Long-Term Needs **Four to Ten Years**

Project Index #: 0233INT8

LOCKER REPLACEMENT **Construction Cost $15,000**

The 30 existing lockers in the gymnasium are reaching the end of their useful life and should be scheduled for replacement when sports are reintroduced to the school. This project would provide for the removal and disposal of the existing lockers and installation of new lockers. An 18"x15"x72" steel, baked enamel locker was used for this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

BUILDING INFORMATION:

Gross Area (square feet):	**15,316**
Year Constructed:	**1976**
Exterior Finish 1:	**90 % Brick Masonry**
Exterior Finish 2:	**10 % Glass and Aluminum**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**80 % A-4**
IBC Occupancy Type 2:	**20 % B**
Construction Type:	**Brick Masonry, Concrete and Steel**
IBC Construction Type:	**II-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$289,924**	**Project Construction Cost per Square Foot:**	**$68.45**
Priority Class 2:	**$743,394**	**Total Facility Replacement Construction Cost:**	**$4,212,000**
Priority Class 3:	**$15,000**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$1,048,318**	**FCNI:**	**25%**

INDUSTRIAL / VOCATIONAL

BUILDING REPORT

The Industrial / Vocational building is a concrete masonry unit and steel framed structure with a single-ply roofing system and concrete foundation. It contains shop and training areas for a variety of trades including woodworking, welding, auto repair as well as offices for the NYTC facility maintenance personnel. The well monitoring equipment is located in this building. It has an old fire alarm and also has a fire sprinkler system. The facility is not ADA accessible. Heating is provided by a hot water loop and ceiling mounted fan coils. The facility has evaporative cooling.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $301,280**

Currently Critical **Immediate to Two Years**

Project Index #: 0232ADA1

ADA RESTROOM UPGRADE

Construction Cost $60,000

The four restrooms in the building are original to the building and in overall poor condition. The finishes, fixtures, cabinets, toilets, showers and exhaust fans are showing signs of wear and deterioration and none of them meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of each restroom is necessary. This project would provide funding for construction of four unisex accessible restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0232SFT8

EXIT SIGN AND EGRESS LIGHTING UPGRADE

Construction Cost $15,000

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0232SFT2

FIRE SUPPRESSION SYSTEM REPLACEMENT

Construction Cost $157,696

This building has an outdated fire suppression system. The sprinkler heads appear to be a model that have been recalled, and the system will need to be replaced. Costs are estimated for complete system replacement, as the new design may require replacement of uprights, pipe and controls. This project recommends replacing the existing system and implementing a comprehensive testing and service schedule to prevent problems from occurring in the future.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0232HVA1

HVAC EQUIPMENT UPGRADE

Construction Cost $67,584

The existing HVAC system consists of a closed loop hot water system served by a boiler and several evaporative coolers. The boiler and water treatment systems are in good condition. Several ceiling mounted heating units are not operational due to missing parts and they have reached the end of their expected life. There are also several evaporative coolers that are not working or are in need of replacement. This project would provide for replacing all of the heating units and evaporative coolers.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0232SFT6

SAFETY CABINETS **Construction Cost $1,000**

The building contains many different paints, stains, pesticides, liquid gases and other hazardous products on open shelves and on the floor. This does not meet OSHA standards for hazardous materials containment. This project would provide two hazardous storage containers in the building and install placards on the building exterior in accordance with OSHA 1910.106 (d).
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $399,536**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0232ENV1

DUST COLLECTION SYSTEM REPLACEMENT **Construction Cost $20,000**

The building has a woodshop which has an inoperative dust collection system. The existing exhaust fan is undersized for the equipment being used. This project recommends the replacement of the dust collection system with a higher capacity system, including the fan, motor and ducting to each piece of equipment.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0232EXT4

EXTERIOR DOOR REPLACEMENT **Construction Cost $24,000**

The entrances to the shop areas in the building are single leaf, commercial grade metal door assemblies. The 6 doors and frames are old and damaged and are in need of replacement. This project would provide for the installation of new metal doors, frames and lever-operated hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0232EXT2

EXTERIOR FINISHES **Construction Cost $56,320**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0232PLM2

HOSE BIBB REPLACEMENT **Construction Cost $4,500**

The hose bibbs on the exterior of the building have not stood up to the winter climate. They are broken and are no longer in use. This report recommends replacing six exterior hose bibbs with freeze-proof wall hydrants.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0232INT1

INTERIOR DOOR REPLACEMENT **Construction Cost $10,000**

The interior doors in this building are hollow core wood units and are damaged from general wear and tear. This project would provide for the installation of new solid core metal interior doors including frames, lever action door handles, hardware and paint. Removal and disposal of the existing doors is included in this cost estimate. A total of 10 interior doors was used in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0232INT2

INTERIOR FINISHES **Construction Cost $56,320**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0232ENR2

LIGHTING UPGRADE **Construction Cost $16,896**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0232EXT5

OVERHEAD DOOR REPLACEMENT **Construction Cost $40,000**

There are eight 12'x12' overhead doors which are damaged and do not function properly. Exposure and wind have caused the doors to bend, crack and lose their finish. They are original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling doors and replacement with new manually operated overhead coiling doors.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0232SFT3

PAINT BOOTH REPLACEMENT **Construction Cost $25,000**

The building has a paint room which is used by the wood shop, automotive repair shop and various other uses. The equipment is antiquated and obsolete and is not presently used. This project provides funding to remodel the paint booth/ room in order to bring it up to current standards, including necessary electrical, egress and OSHA upgrades.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0232EXT6

SKYLIGHT REPLACEMENT **Construction Cost $40,000**

There are ten 6’x6’ acrylic sky-lights located on the roof. Several of the units are allowing water to penetrate inside during rain or snow events. This project would provide for the removal, disposal and replacement of ten acrylic skylight units. Minor roof repairs are included in this estimate.

Project Index #: 0232SFT7

VEHICLE EXHAUST EXTRACTION SYSTEM **Construction Cost $100,000**

The vehicle maintenance garage has an exhaust extraction system that is no longer functioning. Table 403.7 in the 2012 Uniform Mechanical Code states that "Auto repair rooms where engines are run shall have exhaust systems that directly connect to the engine exhaust and prevent escape of fumes". This project would provide for the purchase and installation of a vehicle exhaust extraction system including, hoses, automatic shut off, electrical connections and roof mounted exhaust fans and equipment as provided by the manufacturer.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0232PLM3

WATER HEATER REPLACEMENT **Construction Cost $4,500**

There is a 65 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new natural gas-fired water heater be installed for more efficient use of energy. This estimate includes: 100 feet of gas pipe, fittings, couplers, and labor for installation. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 0232EXT3

WINDOW REPLACEMENT **Construction Cost $2,000**

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 2 units. Removal and disposal of the existing windows is included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

BUILDING INFORMATION:

Gross Area (square feet):	**11,264**
Year Constructed:	**1966**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % S-1**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry Units and Steel**
IBC Construction Type:	**II-B**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$301,280**	**Project Construction Cost per Square Foot:**	**$62.22**
Priority Class 2:	**$399,536**	**Total Facility Replacement Construction Cost:**	**$3,098,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$700,816**	**FCNI:**	**23%**

CLASSROOMS & INFIRMARY

BUILDING REPORT

The Classrooms & Infirmary building is a brick masonry, wood and concrete structure with a standing seam metal roof on a concrete foundation. It contains 12 classrooms, offices, a library and an infirmary as well as restrooms. The mechanical equipment is located in the basement portion except for the chiller, which is located outside on the northwest side of the building. The building has a fire alarm system but is lacking fire sprinklers. The facility is not ADA compliant.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $986,085**

Currently Critical **Immediate to Two Years**

Project Index #: 0231ADA1

ADA RESTROOM UPGRADE

Construction Cost $100,000

The Men's and Women's designated ADA restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms into ADA compliant restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 08/23/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0231ADA4

ADA SIGNAGE

Construction Cost $7,500

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 08/23/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0231SFT2

COMMUNICATIONS SYSTEM UPGRADE

Construction Cost $102,950

This building is equipped with a communications system that is at least 20 years old. The system provides paging and phone communications to classrooms and is an integral component of the notification and safety procedures for the classrooms. The system is problematic and replacement parts are no longer available. It is recommended that the communication systems be upgraded including installation of a new bell clock system.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/23/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0231ADA2

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Construction Cost $4,000

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.
This project or a portion thereof was previously recommended in the FCA report dated 08/23/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0231SFT6

EXIT SIGN AND EGRESS LIGHTING UPGRADE **Construction Cost $10,295**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

Project Index #: 0231SFT1

FIRE DAMPER INSPECTION/ REPAIR **Construction Cost $11,000**

The fire dampers throughout the building's HVAC plenums are not functioning properly according to staff. These dampers are an integral part of the fire and smoke protection system of the building. This project would provide funds to inspect, test and if necessary, repair the fire dampers.
This project or a portion thereof was previously recommended in the FCA report dated 08/23/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0231SFT4

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $288,260**

The building is partially a B occupancy per the 2012 IBC and is over 12,000 square feet in area. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.
This project or a portion thereof was previously recommended in the FCA report dated 08/23/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0231HVA3

HEATING SYSTEM REPLACEMENT **Construction Cost $200,000**

The existing steam boiler, burner, air handler, pumps and fan coils throughout the building are original equipment and they have reached the end of their expected life. The air handler pneumatics do not work and replacement parts are no longer available. This project would provide for the removal of this equipment and the purchase and installation of a new steam or hot water boiler heating system.
This project or a portion thereof was previously recommended in the FCA report dated 08/23/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0231ENV1

REFRIGERATED MEDICAL CABINET REPLACEMENT **Construction Cost $15,000**

The infirmary has a medical grade refrigeration cabinet that is used to store temperature sensitive medications and materials. The cabinet is older and has been problematic, forcing staff to rely on a portable unit and a non-medical grade refrigerator, which are less secure and do not provide adequate storage. This project will provide for a new medical grade refrigerated storage cabinet and associated equipment.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/23/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0231EXT1

ROOF REPLACEMENT **Construction Cost $247,080**

The standing seam metal roof on this building was in poor condition at the time of the survey and had active leaks. It is recommended that this building be re-roofed in the next 1-2 years with a new single-ply roofing system which will be installed directly over the existing metal roof. This will allow the roof to qualify for the statewide roofing program warranty and preventative maintenance agreement.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/23/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $832,225**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0231INT3

ADA BREAK ROOM REMODEL **Construction Cost $15,000**

The kitchenette and associated cabinets in the employee break room are original to the building. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards For Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.

This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/23/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0231INT5

CEILING REPAIR **Construction Cost $164,720**

The ceilings in the building consist of a 12x12 acoustical tile installed over wood T & G decking. The acoustical tiles are falling off throughout the building due to poor application and it is recommended that they be removed and replaced with gypsum board. This project would provide for removal and disposal of the acoustical tiles and installation of textured and painted gypsum board. Another option would be to remove tiles and paint exposed wood decking. The cost for this option would be $2.50 / SF or $51,475.

This project or a portion thereof was previously recommended in the FCA report dated 08/23/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0231EXT4

EXTERIOR DOOR REPLACEMENT **Construction Cost $60,000**

The existing exterior metal doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of 15 new hollow metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/23/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0231EXT2

EXTERIOR FINISHES **Construction Cost $102,950**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 08/23/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0231INT1

FLOORING REPLACEMENT **Construction Cost $164,720**

The VCT (vinyl composite tile), carpet and ceramic tile flooring in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base, heavy duty commercial grade carpet and new ceramic tile in the next 2-3 years.

This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/23/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0231INT4

INTERIOR FINISHES **Construction Cost $102,950**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be cleaned and sealed or painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
This project or a portion thereof was previously recommended in the FCA report dated 08/23/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0231ENR2

LIGHTING UPGRADE **Construction Cost $30,885**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/23/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0231PLM1

WATER HEATER REPLACEMENT **Construction Cost $3,500**

There is a 89 gallon gas-fired water heater in the building that is more than 10 years old. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 0231EXT3

WINDOW REPLACEMENT **Construction Cost $187,500**

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 125 units. Removal and disposal of the existing windows is included in this estimate.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/23/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

BUILDING INFORMATION:

Gross Area (square feet):	**20,590**
Year Constructed:	**1972**
Exterior Finish 1:	**70 % Brick Masonry**
Exterior Finish 2:	**30 % Glass and Aluminum**
Number of Levels (Floors):	**1 Basement? Yes**
IBC Occupancy Type 1:	**80 % E**
IBC Occupancy Type 2:	**20 % B**
Construction Type:	**Brick Masonry and Wood Framing**
IBC Construction Type:	**II-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$986,085**	**Project Construction Cost per Square Foot:**	**$88.31**
Priority Class 2:	**$832,225**	**Total Facility Replacement Construction Cost:**	**$6,177,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$1,818,310**	**FCNI:**	**29%**

MULTIPURPOSE, DINING & CULINARY

BUILDING REPORT

The Multipurpose, Dining and Culinary building is a concrete masonry unit, steel and wood framed structure with a single-ply roofing system on a concrete foundation. The building contains the main kitchen and dining room, laundry services, a large multi purpose room, restrooms and the central plant which provides heating via a hot water loop to this facility as well as to the housing units and administration facilities. The building has a fire alarm and sprinkler system as well as some ADA accessible improvements to the Men's and Women's restrooms.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $82,780**

Currently Critical **Immediate to Two Years**

Project Index #: 0230EXT3

EXTERIOR FINISHES

Construction Cost $79,280

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0230SIT1

SITE DRAINAGE IMPROVEMENTS

Construction Cost $3,500

The building has a drainage problem on the north side where grade does not properly slope away from the building. This is causing water to pool up next to the building which may infiltrate the interior during inclement weather and cause damage to the concrete foundation walls. This project would create positive flow away from the building by regrading and installing French drains as needed.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $122,780**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0230INT3

CLOTHES WASHER REPLACEMENT

Construction Cost $15,000

One of the commercial steam powered clothes washers/ extractors is original to the building, the other has been replaced recently. The older one is reaching the end of its useful life and should be scheduled for replacement. This project provides for removal and disposal of the existing washer/ extractor and replacing it with a new unit.

Project Index #: 0230HVA1

HEATER INSTALLATION

Construction Cost $3,500

The Laundry Room does not currently have any heating equipment and is uncomfortably cold in the winter. It is recommended to install heating equipment in the room to ensure a comfortable work environment. This project would provide for the purchase and installation of a natural gas fired heater including all required connections to existing utilities.

Project Index #: 0230INT2

INTERIOR FINISHES **Construction Cost $79,280**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0230PLM3

WATER VALVE REPLACEMENT **Construction Cost $25,000**

The Belimo hot and cold water control valves for the mechanical system have had leaks since installation and should be replaced in the next two to three years. This project would provide for replacing the valves throughout the HVAC plumbing lines.

BUILDING INFORMATION:

Gross Area (square feet):	**15,856**
Year Constructed:	**1962**
Exterior Finish 1:	**80 % Painted CMU**
Exterior Finish 2:	**20 % Glass and Aluminum**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % B**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry Units, Steel and Wood Framing**
IBC Construction Type:	**II-B**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$82,780**	**Project Construction Cost per Square Foot:**	**$12.96**
Priority Class 2:	**$122,780**	**Total Facility Replacement Construction Cost:**	**$4,757,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$205,560**	**FCNI:**	**4%**

FRONTIER COTTAGE #6

BUILDING REPORT

The Frontier Cottage #6 is a CMU and concrete framed structure with a single-ply roofing system on a concrete foundation. It contains restrooms and sleeping areas for youths in a controlled environment. Staff indicated that this was the only dormitory with some ADA accessibility improvements. This building shares a common wall with the Adventurer Cottage. The HVAC system is a stand alone system with gas fired furnaces and evaporative coolers. It also has a fire alarm and sprinkler system.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $19,000**

Currently Critical **Immediate to Two Years**

Project Index #: 0229ADA4

ADA RESTROOM UPGRADE **Construction Cost $15,000**

This cottage is designated as the "ADA" cottage according to staff. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, shower controls, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0229ADA2

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION **Construction Cost $4,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $194,285**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0229HVA2

EXHAUST FAN REPLACEMENT **Construction Cost $2,500**

The exhaust fans in the showers and restroom areas are inadequate for their application contributing to moisture accumulation and possible mold infiltration. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including ducting and connections to utilities. This report recommends the installation of high efficiency exhaust fans with humidity detection and delayed shut-off to exhaust all moisture and prevent future accumulation issues.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0229ENR1

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $5,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0229EXT3

EXTERIOR DOOR REPLACEMENT **Construction Cost $4,000**

The exterior metal door at the rear of the building is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the door assembly with new a metal door, frame and hardware. Removal and disposal of the existing door is included in this estimate.

Project Index #: 0229ENR2

EXTERIOR ENERGY RETROFIT **Construction Cost $65,900**

The building is constructed of concrete masonry units (CMU) with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient. This project recommends adding an exterior insulating finish system (EIFS) over the CMU and replacing the windows with new dual-pane, higher efficiency units. This estimate includes removal and disposal of the existing windows. The estimate is based on $10.00 per square foot for the EIFS, $1000.00 per window for 11 windows and $15,000 for the aluminum storefront entrance system.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0229EXT2

EXTERIOR FINISHES **Construction Cost $19,950**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0229HVA3

HVAC REPLACEMENT **Construction Cost $51,000**

There are 6 FAU's located in the mechanical room which provide heat for this unit as well as the Adventurer Cottage. They are currently in good operational condition but due to age and expected life span, these units should be scheduled for replacement within the 6 to 8 years. Also included is one wall-mounted evaporative cooler, the other 3 have been recently replaced. This project address both the Frontier and Adventurer. A figure of $8,000 was used for the heaters and $3,000 for evaporative cooler.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0229INT2

INTERIOR FINISHES **Construction Cost $19,950**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0229INT1

KITCHEN REPLACEMENT **Construction Cost $15,000**

The kitchen equipment and cabinets were replaced in the building in the mid 1990s. At the time of the survey, the stovetop, oven and refrigerator were not operating. The quality of construction and installation were inadequate for the high usage at these facilities, and the cabinets and counter tops are delaminating and failing. This project recommends the replacement of the existing kitchen counters, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. This estimate includes disposal of the existing materials.

This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0229ENR3

LIGHTING UPGRADE **Construction Cost $5,985**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, utility closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0229SIT1

REMOVE SPRINKLERED LAWN WITHIN 3' OF BUILDING **Construction Cost $5,000**

The building has considerable damage to the painted CMU from lawn sprinklers wetting the exterior walls. This project would create drip irrigated planters within three feet of the building and relocate sprinklers so they do not wet the building.

This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

BUILDING INFORMATION:

Gross Area (square feet):	**3,990**
Year Constructed:	**1966**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % I-1**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry & Wood Framing**
IBC Construction Type:	**II-B**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$19,000**	**Project Construction Cost per Square Foot:**	**$53.45**
Priority Class 2:	**$194,285**	**Total Facility Replacement Construction Cost:**	**$1,097,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$213,285**	**FCNI:**	**19%**

PIONEER COTTAGE #5

BUILDING REPORT

The Pioneer Cottage is an uninsulated concrete masonry unit framed structure with a single-ply roofing system on a concrete foundation. It contains dormitory style sleeping areas, restrooms and central gathering area with a kitchenette. The heating is provided by a site wide hot water loop providing heat to floor mounted registers and it has one roof mounted evaporative cooler. The cottage is not ADA compliant but does have fire sprinklers.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $15,000**

Currently Critical **Immediate to Two Years**

Project Index #: 0228ADA1

ADA ENTRANCE DOORS

Construction Cost $6,000

The exterior metal entrance doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the double door assembly with new metal doors, frames and lever-operated hardware. Removal and disposal of the existing doors is included in this estimate. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0228ADA2

DUAL LEVEL DRINKING FOUNTAIN

Construction Cost $4,000

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

Project Index #: 0228ENR1

EXIT SIGN & EGRESS LIGHTING UPGRADE

Construction Cost $5,000

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $190,181**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0228HVA2

EXHAUST FAN REPLACEMENT

Construction Cost $2,500

The exhaust fans in the showers and restroom areas are inadequate for their application contributing to moisture accumulation and possible mold infiltration. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including ducting and connections to utilities. This report recommends the installation of high efficiency exhaust fans with humidity detection and delayed shut-off to exhaust all moisture and prevent future accumulation issues.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0228EXT4

EXTERIOR DOOR REPLACEMENT **Construction Cost $4,000**

The exterior metal door at the rear entrance is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the door assembly with new a metal door, frame and hardware. Removal and disposal of the existing door is included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0228ENR2

EXTERIOR ENERGY RETROFIT **Construction Cost $58,470**

The building is constructed of concrete masonry units (CMU) with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient. This project recommends adding an exterior insulating finish system (EIFS) over the CMU and replacing the windows with new dual-pane, higher efficiency units. This estimate includes removal and disposal of the existing windows. The estimate is based on $10.00 per square foot for the EIFS plus $1000.00 per window for 20 windows.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0228HVA4

HVAC SYSTEM UPGRADE **Construction Cost $57,705**

The existing HVAC system consists of a site-wide closed loop hot water boiler system with hydronic coils. Cooling is provided by roof-mounted evaporative coolers. This system is in fair condition but the pneumatic controls are not working, there are several leaks in the chilled water piping and valves and staff noted that there appears to be leaks in the make-up water lines somewhere which has not been located. This project provides for installing a new HVAC system independent from the site hot water loop including removing the hydronic coils and pneumatic controls and installing new furnaces, air conditioners and ducting throughout the building. The new system shall be designed to significantly reduce electrical and natural gas usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0228INT2

INTERIOR FINISHES **Construction Cost $19,235**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0228INT1

KITCHEN REPLACEMENT **Construction Cost $25,000**

The kitchen equipment and cabinets were replaced in the building in the mid 1990s. The quality of construction and installation were inadequate for the high usage at these facilities, and the cabinets and counter tops are delaminating and failing. This project recommends the replacement of the existing kitchen counters, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. This estimate includes disposal of the existing materials.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0228ENR3

LIGHTING UPGRADE **Construction Cost $5,771**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, utility closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0228SIT1

REMOVE SPRINKLERED LAWN WITHIN 3' OF BUILDING **Construction Cost $5,000**

The building has considerable damage to the painted CMU from lawn sprinklers wetting the exterior walls. This project would create drip irrigated planters within three feet of the building and relocate sprinklers so they do not wet the building.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0228PLM1

RESTROOM FIXTURES REPLACEMENT **Construction Cost $12,500**

The sink faucets and shower valves were replaced in 1995. The systems installed have not held up well under the high usage typical in a building of this type, and are beginning to fail. This project recommends replacing the faucets and shower mixing control valves with heavy duty rated commercial grade units and includes disposal of the existing fixtures. This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $19,235**

Long-Term Needs **Four to Ten Years**

Project Index #: 0228EXT5

EXTERIOR FINISHES **Construction Cost $19,235**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**3,847**
Year Constructed:	**1964**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % I-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry & Steel Framing**
IBC Construction Type:	**II-B**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$15,000**	**Project Construction Cost per Square Foot:**	**$58.34**
Priority Class 2:	**$190,181**	**Total Facility Replacement Construction Cost:**	**$1,058,000**
Priority Class 3:	**$19,235**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$224,416**	**FCNI:**	**21%**

INDIAN COTTAGE #4

BUILDING REPORT

The Indian Cottage is an uninsulated concrete masonry unit framed structure with a single-ply roofing system on a concrete foundation. It contains single occupant sleeping rooms, restrooms and central gathering area with a kitchenette. The heating is provided by a site wide hot water loop providing heat to floor mounted registers and it has one roof mounted evaporative cooler. The cottage is not ADA compliant but does have fire sprinklers.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $15,000**

Currently Critical **Immediate to Two Years**

Project Index #: 0227ADA1

ADA ENTRANCE DOORS **Construction Cost $6,000**

The exterior metal entrance doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the double door assembly with new metal doors, frames and lever-operated hardware. Removal and disposal of the existing doors is included in this estimate. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0227ADA2

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION **Construction Cost $4,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

Project Index #: 0227ENR1

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $5,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $245,946**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0227HVA2

EXHAUST FAN REPLACEMENT **Construction Cost $2,500**

The exhaust fans in the showers and restroom areas are inadequate for their application contributing to moisture accumulation and possible mold infiltration. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including ducting and connections to utilities. This report recommends the installation of high efficiency exhaust fans with humidity detection and delayed shut-off to exhaust all moisture and prevent future accumulation issues.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0227EXT4

EXTERIOR DOOR REPLACEMENT **Construction Cost $4,000**

The exterior metal door at the rear entrance is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the door assembly with new a metal door, frame and hardware. Removal and disposal of the existing door is included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0227ENR2

EXTERIOR ENERGY RETROFIT **Construction Cost $58,470**

The building is constructed of concrete masonry units (CMU) with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient. This project recommends adding an exterior insulating finish system (EIFS) over the CMU and replacing the windows with new dual-pane, higher efficiency units. This estimate includes removal and disposal of the existing windows. The estimate is based on $10.00 per square foot for the EIFS plus $1000.00 per window for 20 windows.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0227HVA4

HVAC SYSTEM REPLACEMENT **Construction Cost $57,705**

The existing HVAC system consists of a site-wide closed loop hot water boiler system with hydronic coils. Cooling is provided by roof-mounted evaporative coolers. This system is in fair condition but the pneumatic controls are not working, there are several leaks in the chilled water piping and valves and staff noted that there appears to be leaks in the make-up water lines somewhere which has not been located. This project provides for installing a new HVAC system independent from the site hot water loop including removing the hydronic coils and pneumatic controls and installing new furnaces, air conditioners and ducting throughout the building. The new system shall be designed to significantly reduce electrical and natural gas usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0227INT1

KITCHEN REPLACEMENT **Construction Cost $25,000**

The kitchen equipment and cabinets were replaced in the building in the mid 1990s. The quality of construction and installation were inadequate for the high usage at these facilities, and the cabinets and counter tops are delaminating and failing. This project recommends the replacement of the existing kitchen counters, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. This estimate includes disposal of the existing materials.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0227ENR3

LIGHTING UPGRADE **Construction Cost $5,771**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, utility closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0227SEC1

MAGNETIC DOOR LOCK SYSTEM **Construction Cost $75,000**

The existing sleeping room door locks are older and problematic. They are not designed for this application and have become a security and safety concern for the inhabitants. The existing locks require constant maintenance because they do not hold up to the abuse by the residents. This project would provide for a new electric door control system including magnetic locks, control panel and all required electrical connections.

Project Index #: 0227SIT1

REMOVE SPRINKLERED LAWN WITHIN 3' OF BUILDING **Construction Cost $5,000**

The building has considerable damage to the painted CMU from lawn sprinklers wetting the exterior walls. This project would create drip irrigated planters within three feet of the building and relocate sprinklers so they do not wet the building.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0227PLM1

RESTROOM FIXTURES REPLACEMENT **Construction Cost $12,500**

The sink faucets and shower valves were replaced in 1995. The systems installed have not held up well under the high usage typical in a building of this type, and are beginning to fail. This project recommends replacing the faucets and shower mixing control valves with heavy duty rated commercial grade units and includes disposal of the existing fixtures. This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $38,470**

Long-Term Needs **Four to Ten Years**

Project Index #: 0227EXT5

EXTERIOR FINISHES **Construction Cost $19,235**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0227INT3

INTERIOR FINISHES **Construction Cost $19,235**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 5-6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet):	**3,847**
Year Constructed:	**1962**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % I-1**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry & Steel Framing**
IBC Construction Type:	**II-B**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$15,000**	**Project Construction Cost per Square Foot:**	**$77.83**
Priority Class 2:	**$245,946**	**Total Facility Replacement Construction Cost:**	**$1,058,000**
Priority Class 3:	**$38,470**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$299,416**	**FCNI:**	**28%**

EXPLORER R & C COTTAGE #3

BUILDING REPORT

The Explorer R & C Cottage is an uninsulated concrete masonry unit framed structure with a single-ply roofing system on a concrete foundation. It contains single occupant sleeping rooms, restrooms and central gathering area with a kitchenette. The heating is provided by a site wide hot water loop providing heat to floor mounted registers and it has one roof mounted evaporative cooler. The cottage is not ADA compliant but does have fire sprinklers.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $15,000**

Currently Critical **Immediate to Two Years**

Project Index #: 0226ADA1

ADA ENTRANCE DOORS

Construction Cost $6,000

The exterior metal entrance doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the double door assembly with new metal doors, frames and lever-operated hardware. Removal and disposal of the existing doors is included in this estimate. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0226ADA2

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Construction Cost $4,000

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

Project Index #: 0226ENR1

EXIT SIGN & EGRESS LIGHTING UPGRADE

Construction Cost $5,000

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $170,946**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0226HVA2

EXHAUST FAN REPLACEMENT

Construction Cost $2,500

The exhaust fans in the showers and restroom areas are inadequate for their application contributing to moisture accumulation and possible mold infiltration. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including ducting and connections to utilities. This report recommends the installation of high efficiency exhaust fans with humidity detection and delayed shut-off to exhaust all moisture and prevent future accumulation issues.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0226EXT5

EXTERIOR DOOR REPLACEMENT **Construction Cost $4,000**

The exterior metal door at the rear entrance is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the door assembly with new a metal door, frame and hardware. Removal and disposal of the existing door is included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0226ENR2

EXTERIOR ENERGY RETROFIT **Construction Cost $58,470**

The building is constructed of concrete masonry units (CMU) with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient. This project recommends adding an exterior insulating finish system (EIFS) over the CMU and replacing the windows with new dual-pane, higher efficiency units. This estimate includes removal and disposal of the existing windows. The estimate is based on $10.00 per square foot for the EIFS plus $1000.00 per window for 20 windows.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0226HVA3

HVAC SYSTEM UPGRADE **Construction Cost $57,705**

The existing HVAC system consists of a site-wide closed loop hot water boiler system with hydronic coils. Cooling is provided by roof-mounted evaporative coolers. This system is in fair condition but the pneumatic controls are not working, there are several leaks in the chilled water piping and valves and staff noted that there appears to be leaks in the make-up water lines somewhere which has not been located. This project provides for installing a new HVAC system independent from the site hot water loop including removing the hydronic coils and pneumatic controls and installing new furnaces, air conditioners and ducting throughout the building. The new system shall be designed to significantly reduce electrical and natural gas usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0226INT1

KITCHEN REPLACEMENT **Construction Cost $25,000**

The kitchen equipment and cabinets were replaced in the building in the mid 1990s. The quality of construction and installation were inadequate for the high usage at these facilities, and the cabinets and counter tops are delaminating and failing. This project recommends the replacement of the existing kitchen counters, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. This estimate includes disposal of the existing materials.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0226ENR3

LIGHTING UPGRADE **Construction Cost $5,771**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, utility closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0226SIT1

REMOVE SPRINKLERED LAWN WITHIN 3' OF BUILDING **Construction Cost $5,000**

The building has considerable damage to the painted CMU from lawn sprinklers wetting the exterior walls. This project would create drip irrigated planters within three feet of the building and relocate sprinklers so they do not wet the building.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0226PLM1

RESTROOM FIXTURES REPLACEMENT **Construction Cost $12,500**

The sink faucets and shower valves were replaced in 1995. The systems installed have not held up well under the high usage typical in a building of this type, and are beginning to fail. This project recommends replacing the faucets and shower mixing control valves with heavy duty rated commercial grade units and includes disposal of the existing fixtures. This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $38,470**

Long-Term Needs **Four to Ten Years**

Project Index #: 0226EXT1

EXTERIOR FINISHES **Construction Cost $19,235**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0226INT3

INTERIOR FINISHES **Construction Cost $19,235**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 5-6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet):	**3,847**
Year Constructed:	**1962**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % I-1**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry & Steel Framing**
IBC Construction Type:	**II-B**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$15,000**	**Project Construction Cost per Square Foot:**	**$58.34**
Priority Class 2:	**$170,946**	**Total Facility Replacement Construction Cost:**	**$1,058,000**
Priority Class 3:	**$38,470**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$224,416**	**FCNI:**	**21%**

MOUNTAINEER COTTAGE #2

BUILDING REPORT

The Mountaineer Cottage is an uninsulated concrete masonry unit framed structure with a single-ply roofing system on a concrete foundation. It contains single occupant sleeping rooms, restrooms and central gathering area with a kitchenette. The heating is provided by a site wide hot water loop providing heat to floor mounted registers and it has one roof mounted evaporative cooler. The cottage is not ADA compliant but does have fire sprinklers.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $15,000**

Currently Critical **Immediate to Two Years**

Project Index #: 0225ADA1

ADA ENTRANCE DOORS **Construction Cost $6,000**

The exterior metal entrance doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the double door assembly with new metal doors, frames and lever-operated hardware. Removal and disposal of the existing doors is included in this estimate. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0225ADA2

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION **Construction Cost $4,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

Project Index #: 0225ENR1

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $5,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $245,946**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0225HVA2

EXHAUST FAN REPLACEMENT **Construction Cost $2,500**

The exhaust fans in the showers and restroom areas are inadequate for their application contributing to moisture accumulation and possible mold infiltration. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including ducting and connections to utilities. This report recommends the installation of high efficiency exhaust fans with humidity detection and delayed shut-off to exhaust all moisture and prevent future accumulation issues.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0225EXT3

EXTERIOR DOOR REPLACEMENT **Construction Cost $4,000**

The exterior metal door at the rear entrance is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the door assembly with new a metal door, frame and hardware. Removal and disposal of the existing door is included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0225ENR2

EXTERIOR ENERGY RETROFIT **Construction Cost $58,470**

The building is constructed of concrete masonry units (CMU) with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient. This project recommends adding an exterior insulating finish system (EIFS) over the CMU and replacing the windows with new dual-pane, higher efficiency units. This estimate includes removal and disposal of the existing windows. The estimate is based on $10.00 per square foot for the EIFS plus $1000.00 per window for 20 windows.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0225HVA4

HVAC SYSTEM UPGRADE **Construction Cost $57,705**

The existing HVAC system consists of a site-wide closed loop hot water boiler system with hydronic coils. Cooling is provided by roof-mounted evaporative coolers. This system is in fair condition but the pneumatic controls are not working, there are several leaks in the chilled water piping and valves and staff noted that there appears to be leaks in the make-up water lines somewhere which has not been located. This project provides for installing a new HVAC system independent from the site hot water loop including removing the hydronic coils and pneumatic controls and installing new furnaces, air conditioners and ducting throughout the building. The new system shall be designed to significantly reduce electrical and natural gas usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0225INT1

KITCHEN REPLACEMENT **Construction Cost $25,000**

The kitchen equipment and cabinets were replaced in the building in the mid 1990s. The quality of construction and installation were inadequate for the high usage at these facilities, and the cabinets and counter tops are delaminating and failing. This project recommends the replacement of the existing kitchen counters, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. This estimate includes disposal of the existing materials.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0225ENR3

LIGHTING UPGRADE **Construction Cost $5,771**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, utility closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0225SEC1

MAGNETIC DOOR LOCK SYSTEM **Construction Cost $75,000**

The existing sleeping room door locks are older and problematic. They are not designed for this application and have become a security and safety concern for the inhabitants. The existing locks require constant maintenance because they do not hold up to the abuse by the residents. This project would provide for a new electric door control system including magnetic locks, control panel and all required electrical connections.

Project Index #: 0225SIT2

REMOVE SPRINKLERED LAWN WITHIN 3' OF BUILDING **Construction Cost $5,000**

The building has considerable damage to the painted CMU from lawn sprinklers wetting the exterior walls. This project would create drip irrigated planters within three feet of the building and relocate sprinklers so they do not wet the building.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0225PLM1

RESTROOM FIXTURES REPLACEMENT **Construction Cost $12,500**

The sink faucets and shower valves were replaced in 1995. The systems installed have not held up well under the high usage typical in a building of this type, and are beginning to fail. This project recommends replacing the faucets and shower mixing control valves with heavy duty rated commercial grade units and includes disposal of the existing fixtures. This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $38,470**

Long-Term Needs **Four to Ten Years**

Project Index #: 0225EXT5

EXTERIOR FINISHES **Construction Cost $19,235**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0225INT3

INTERIOR FINISHES **Construction Cost $19,235**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 5-6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet):	**3,847**
Year Constructed:	**1962**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % I-1**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry & Steel Framing**
IBC Construction Type:	**II-B**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$15,000**	**Project Construction Cost per Square Foot:**	**$77.83**
Priority Class 2:	**$245,946**	**Total Facility Replacement Construction Cost:**	**$1,058,000**
Priority Class 3:	**$38,470**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$299,416**	**FCNI:**	**28%**

FORESTER COTTAGE #1

BUILDING REPORT

The Forester Cottage is an uninsulated concrete masonry unit framed structure with a single-ply roofing system on a concrete foundation. It contains dormitory style sleeping areas, restrooms and central gathering area with a kitchenette. The heating is provided by a site wide hot water loop providing heat to floor mounted registers and it has one roof mounted evaporative cooler. The cottage is not ADA compliant but does have fire sprinklers.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $19,000**

Currently Critical **Immediate to Two Years**

Project Index #: 0224ADA1

ADA ENTRANCE DOORS **Construction Cost $6,000**

The exterior metal entrance doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the double door assembly with new metal doors, frames and lever-operated hardware. Removal and disposal of the existing doors is included in this estimate. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0224ADA2

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION **Construction Cost $4,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

Project Index #: 0224SFT3

EXIT SIGN AND EGRESS LIGHTING UPGRADE **Construction Cost $5,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0224SFT4

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $170,946**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0224HVA1

EXHAUST FAN REPLACEMENT **Construction Cost $2,500**

The exhaust fans in the showers and restroom areas are inadequate for their application contributing to moisture accumulation and possible mold infiltration. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including ducting and connections to utilities. This report recommends the installation of high efficiency exhaust fans with humidity detection and delayed shut-off to exhaust all moisture and prevent future accumulation issues.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0224EXT3

EXTERIOR DOOR REPLACEMENT **Construction Cost $4,000**

The exterior metal door at the rear entrance is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the door assembly with new a metal door, frame and hardware. Removal and disposal of the existing door is included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0224ENR2

EXTERIOR ENERGY RETROFIT **Construction Cost $58,470**

The building is constructed of concrete masonry units (CMU) with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient. This project recommends adding an exterior insulating finish system (EIFS) over the CMU and replacing the windows with new dual-pane, higher efficiency units. This estimate includes removal and disposal of the existing windows. The estimate is based on $10.00 per square foot for the EIFS plus $1000.00 per window for 20 windows.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0224HVA3

HVAC SYSTEM UPGRADE **Construction Cost $38,470**

The existing HVAC system consists of a site-wide closed loop hot water boiler system with hydronic coils. Cooling is provided by evaporative coolers which have been replaced recently. This system is in fair condition but the pneumatic controls are not working, there are several leaks in the chilled water piping and valves and staff noted that there appears to be leaks in the make-up water lines somewhere which has not been located. This project provides for installing a new HVAC system independent from the site hot water loop including removing the hydronic coils and pneumatic controls and installing new furnaces and ducting throughout the building. The new system shall be designed to significantly reduce electrical and natural gas usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0224INT1

INTERIOR FINISHES **Construction Cost $19,235**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0224INT2

KITCHEN REPLACEMENT **Construction Cost $25,000**

The kitchen equipment and cabinets were replaced in the building in the mid 1990s. The quality of construction and installation were inadequate for the high usage at these facilities, and the cabinets and counter tops are delaminating and failing. This project recommends the replacement of the existing kitchen counters, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. This estimate includes disposal of the existing materials.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0224ENR3

LIGHTING UPGRADE **Construction Cost $5,771**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, utility closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0224SIT2

REMOVE SPRINKLERED LAWN WITHIN 3' OF BUILDING **Construction Cost $5,000**

The building has considerable damage to the painted CMU from lawn sprinklers wetting the exterior walls. This project would create drip irrigated planters within three feet of the building and relocate sprinklers so they do not wet the building.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0224PLM1

RESTROOM FIXTURES REPLACEMENT **Construction Cost $12,500**

The sink faucets and shower valves were replaced in 1995. The systems installed have not held up well under the high usage typical in a building of this type, and are beginning to fail. This project recommends replacing the faucets and shower mixing control valves with heavy duty rated commercial grade units and includes disposal of the existing fixtures.
This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $19,235

Long-Term Needs **Four to Ten Years**

Project Index #: 0224EXT4

EXTERIOR FINISHES **Construction Cost $19,235**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**3,847**
Year Constructed:	**1964**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % I-1**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry & Steel Framing**
IBC Construction Type:	**II-B**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$19,000**	**Project Construction Cost per Square Foot:**	**$54.38**
Priority Class 2:	**$170,946**	**Total Facility Replacement Construction Cost:**	**$1,058,000**
Priority Class 3:	**$19,235**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$209,181**	**FCNI:**	**20%**

ADMINISTRATION

BUILDING REPORT

The Administration building is an uninsulated concrete masonry unit framed structure with a single-ply roofing system on a concrete foundation. It contains administration offices and serves as the visitor's reception area. The heating and cooling is provided by a site wide hot water loop and chiller with fan coil units scattered around soffit in building. The system is old, the chiller does not work and the entire system is in need of an upgrade. The facility is not ADA compliant.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $87,624**

Currently Critical **Immediate to Two Years**

Project Index #: 0223ADA6

ADA ENTRANCE DOOR **Construction Cost $2,000**

The existing exterior entrance doors and thresholds to the Administration building is not accessible. This project would provide for new accessible door and threshold assemblies including removal of the existing door assembly and installation of the new accessible door assembly. ADA compliant signage is also included in this project. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0223ADA5

ADA PARKING AND SIGNAGE **Construction Cost $17,500**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The existing ADA parking spaces do not entirely meet the requirements of the code. This project provides funding to bring the existing ADA parking spaces up to code including removal of the asphalt and replacement with P.C. concrete, updated signage, re-striping, re-grading and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0223ADA9

ADA RAMP REPLACEMENT **Construction Cost $45,000**

This facility has an ADA accessible ramp located in front of the building. This ramp is on the accessible path of travel from the accessible parking space to the entrance of the building. The ramp does not have compliant landings, handrails or curbs. This project would provide for replacing the ramp with a fully ADA compliant ramp. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

Project Index #: 0223ADA8

ADA SIGNAGE **Construction Cost $1,200**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0223SIT1

CONCRETE STAIRS REPLACEMENT **Construction Cost $12,000**

The two sets of concrete stairs that access the building are deteriorating. Spalling and cracking have occurred. Exposure to the elements is a contributing factor and one set of stairs was closed due to tripping hazards. It appears these stairs are original to the building. An immediate replacement is recommended.

Project Index #: 0223ADA7

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION **Construction Cost $4,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.
This project or a portion thereof was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0223SFT3

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $1,924**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.
This project or a portion thereof was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0223SFT4

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $176,446**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0223EXT4

EXTERIOR DOOR REPLACEMENT **Construction Cost $4,500**

The 3 exterior wood man doors appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement of the wood doors with new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

Project Index #: 0223ENR2

EXTERIOR ENERGY RETROFIT **Construction Cost $108,470**

The building is constructed of concrete masonry units (CMU) with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient. This project recommends adding an exterior insulating finish system (EIFS) over the CMU and replacing the windows with new dual-pane, higher efficiency units. This estimate includes removal and disposal of the existing windows. The estimate is based on $10.00 per square foot for the EIFS plus $1000.00 per window for 72 windows.
This project or a portion thereof was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0223ENR4

HVAC SYSTEM UPGRADE **Construction Cost $57,705**

The existing HVAC system consists of a site-wide closed loop hot water boiler system with hydronic coils. Cooling is provided by a chiller located inside the building. This system is in fair condition but the pneumatic controls are not working, there are several leaks in the chilled water piping and valves and staff noted that there appears to be leaks in the make-up water lines somewhere which has not been located. This project provides for installing a new HVAC system independent from the site hot water loop including removing the hydronic coils and pneumatic controls and installing new air conditioning, furnaces and ducting throughout the building. Additional cooling will be included for the server room which currently gets overheated. The new system shall be designed to significantly reduce electrical and natural gas usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs.
This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

Project Index #: 0223ENR3

LIGHTING UPGRADE **Construction Cost $5,771**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion thereof was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $19,235**

Long-Term Needs **Four to Ten Years**

Project Index #: 0223EXT3

EXTERIOR FINISHES **Construction Cost $19,235**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0223INT3

INTERIOR FINISHES **Construction Cost $0**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet):	**3,847**
Year Constructed:	**1962**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % B**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry & Steel Framing**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$87,624**	**Project Construction Cost per Square Foot:**	**$73.64**
Priority Class 2:	**$176,446**	**Total Facility Replacement Construction Cost:**	**$1,058,000**
Priority Class 3:	**$19,235**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$283,305**	**FCNI:**	**27%**

NOTES:

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.128 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Division	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile

Nevada Youth Training Center Site – FCA Site #9938
Description: Damaged concrete walkway at entrance to housing unit.

Nevada Youth Training Center Site – FCA Site #9938
Description: Damaged concrete walkway and missing site pole light.

NYTC Well House #1 – FCA Building #2295
Description: Exterior of the building.

Superintendent's Garage – FCA Building #2280
Description: Exterior of the building.

Generator Building – FCA Building #2268
Description: Exterior of the building.

Warehouse – FCA Building #0615
Description: Exterior of the building.

Adventure Cottage – FCA Building #0535
Description: Exterior of the building.

Assistant Superintendent House – FCA Building #0310
Description: Exterior of the building.

Superintendent's Residence – FCA Building #0234
Description: Exterior of the building.

Gymnasium – FCA Building #0233
Description: Exterior of the building.

Industrial / Vocational – FCA Building #0232
Description: Exterior of the building.

Classrooms & Infirmary – FCA Building #0231
Description: Exterior of the building.

Multipurpose / Dining / Culinary – FCA Building #0230
Description: Exterior of the building.

Frontier Cottage #6 – FCA Building #0229
Description: Exterior of the building.

Pioneer Cottage #5 – FCA Building #0228
Description: Exterior of the building.

Indian Cottage #4 – FCA Building #0227
Description: Exterior of the building.

Explorer R & C Cottage #3 – FCA Building #0226
Description: Exterior of the building.

Mountaineer Cottage #2 – FCA Building #0225
Description: Exterior of the building.

Forester Cottage #1 – FCA Building #0224
Description: Exterior of the building.

Administration – FCA Building #0223
Description: Exterior of the building.