

State of Nevada
Department of Conservation and Natural Resources
Division of Forestry
Facility Condition Analysis

LAS VEGAS STATE TREE NURSERY

9600 Tule Springs Road
Las Vegas, Nevada 89131

Site Number: 9966
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in August 2017

State of Nevada
Department of Conservation and Natural Resources
Division of Forestry
Facility Condition Analysis

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 the 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: 9966

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
3045	NURSERY FERTILIZATION SHED	40	1981	5/10/2016	\$0	\$2,750	\$600	\$3,350	\$2,000	168%
	9600 Tule Springs Road		Floyd Lamb							
2196	NURSERY PUMP HOUSE	48	1975	5/10/2016	\$10,000	\$0	\$0	\$10,000	\$9,600	104%
	9600 Tule Springs Road		Floyd Lamb							
0637	NURSERY SHOP/ STORAGE #1	1440	1985	5/10/2016	\$2,500	\$35,400	\$53,200	\$91,100	\$108,000	84%
	9600 Tule Springs Road		Floyd Lamb							
2701	NURSERY SHADE STRUCTURE	20000	2006	5/10/2016	\$0	\$0	\$30,000	\$30,000	\$40,000	75%
	9600 Tule Springs Road		Floyd Lamb							
3753	NURSERY RESIDENCE SHED	196	1975	5/10/2016	\$2,352	\$11,860	\$0	\$14,212	\$19,600	73%
	9600 Tule Springs Road		Floyd Lamb							
0283	NURSERY OFFICE	2250	1975	5/10/2016	\$81,000	\$272,000	\$0	\$353,000	\$562,500	63%
	9600 Tule Springs Road		Floyd Lamb							
0638	NURSERY STORAGE #2	875	1980	5/10/2016	\$0	\$35,875	\$4,500	\$40,375	\$87,500	46%
	9600 Tule Springs Road		Floyd Lamb							
3046	NURSERY RESIDENCE (VACANT)	1600	1975	5/10/2016	\$10,000	\$140,600	\$16,000	\$166,600	\$480,000	35%
	9600 Tule Springs Road		Floyd Lamb							
3044	NURSERY GREENHOUSE #4	2480	2006	5/10/2016	\$0	\$20,000	\$0	\$20,000	\$86,800	23%
	9600 Tule Springs Road		Floyd Lamb							
2195	NURSERY GREENHOUSE #3	2480	1983	5/10/2016	\$0	\$27,900	\$0	\$27,900	\$124,000	23%
	9600 Tule Springs Road		Floyd Lamb							
0616	NURSERY LATH HOUSE	15000	2008	5/10/2016	\$0	\$22,500	\$0	\$22,500	\$600,000	4%
	9600 Tule Springs Road		Floyd Lamb							
9966	LAS VEGAS STATE TREE NURSERY		1975	5/10/2016	\$125,000	\$8,000	\$0	\$133,000		0%
	9600 Tule Springs Road		Floyd Lamb							
Report Totals.....:		46,409			\$230,852	\$576,885	\$104,300	\$912,037	\$2,120,000	43%

Acronyms List

Acronym	Definition
<i>Building Codes, Laws, Regulations and Guidelines</i>	
AWWA	American Water Works Association
IBC	International Building Code
ICC	International Code Council
IEBC	International Existing Building Code
IECC	International Energy Conservation Code
IFC	International Fire Code
IFGC	International Fuel Gas Code
IRC	International Residential Code
NFPA	National Fire Protection Association
NEC	National Electrical Code
OSHA	Occupational Safety and Health Administration
SAD	Standards for Accessible Design
SMACNA	Sheet Metal and Air Conditioning Contractors National Association
UMC	Uniform Mechanical Code
UPC	Uniform Plumbing Code
<i>State of Nevada</i>	
CIP	Capital Improvement Project
FCA	Facility Condition Analysis
FCNI	Facility Condition Needs Index
FRC	Facility Replacement Cost
NAC	Nevada Administrative Code
NDEP	Nevada Department of Environmental Protection
NRS	Nevada Revised Statutes
SFM	State Fire Marshal
SHPO	State Historic Preservation Office
SPWD	State Public Works Division
<i>Miscellaneous</i>	
DDC	Direct Digital Controls
FRP	Fiberglass Reinforced Plastic
GFCI	Ground Fault Circuit Interrupter
LED	Light Emitting Diode
PRV	Pressure Regulating Valve
TDD	Telecommunications Device for the Deaf
VCT	Vinyl Composite Tile

This is a generic acronym list of commonly used terms in the construction industry. Some or all of these acronyms are used throughout the report.

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LAS VEGAS STATE TREE NURSERY**SPWD Facility Condition Analysis - 9966**

Survey Date: 5/10/2016

LAS VEGAS STATE TREE NURSERY**BUILDING REPORT**

The Las Vegas State Tree Nursery site is located in the northwest area of Las Vegas. It was once part of Floyd Lamb State Park which was deeded to the City of Las Vegas. There are a total of 11 structures on site including an office, a vacant residence, storage buildings, green houses and shade structures. The facility is open to the public and provides indigenous shrubs and trees for sale. There is a concrete ADA accessible parking space and sidewalk to the office and green houses and the remainder of the parking is gravel and dirt. The site has a well and water storage tank for domestic and irrigation use.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$125,000****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE PATH OF TRAVEL****Project Index #: 9966ADA3****Construction Cost \$30,000**

The ADA provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the office are necessary to comply with ADA accessibility requirements. This project would provide for a new concrete van accessible ADA parking and loading space and concrete walkway to the existing sidewalk. This will require regrading, placement of P.C. concrete, signage, striping 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 references for this project. 750 square feet of concrete was used for this estimate.

ADA SIDEWALK REPLACEMENT**Project Index #: 9966ADA4****Construction Cost \$60,000**

The concrete sidewalks around the site are in need of replacement. The sidewalks have cracks and are spalling. This project would provide for the removal and replacement of the concrete sidewalks. 4,000 SF of 4" thick concrete was 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 references for this project.

BACKFLOW PREVENTION**Project Index #: 9966PLM1****Construction Cost \$35,000**

State Health Law (NAC 445A.67185) and the Uniform Plumbing Code (UPC Section 603) require backflow prevention on water service connections. This is to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs also include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$8,000****Necessary - Not Yet Critical****Two to Four Years****SITE BOLLARDS****Project Index #: 9966SIT1****Construction Cost \$8,000**

There is an above ground propane tank on the site that does not have bollards in place for protection. Per International Fire Code 2012 Section 312 Vehicle Impact Protection, there needs to be steel posts installed, not less than 4 inches in diameter and filled with concrete around the propane tank. The spacing shall not be more than 4 feet between posts on center and located not less than 3 feet from the propane tank. This project would provide funding for eight new bollards to be located around the propane tank.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$125,000
Priority Class 2:	\$8,000
Priority Class 3:	\$0
Grand Total:	\$133,000

NURSERY RESIDENCE SHED

SPWD Facility Condition Analysis - 3753

Survey Date: 5/10/2016

**NURSERY RESIDENCE SHED
BUILDING REPORT**

The Nursery Residence Shed is a wood frame structure with a concrete slab-on-grade foundation, T1-11 siding and an asphalt composition shingles roof.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$2,352****Currently Critical****Immediate to Two Years****ROOF REPLACEMENT****Project Index #: 3753EXT2****Construction Cost \$2,352**

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 year with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$11,860****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 3753EXT1****Construction Cost \$1,960**

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, painting and caulking of the 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.

REPAIR/ REPLACE FASCIA AND SOFFITS**Project Index #: 3753EXT3****Construction Cost \$4,900**

The fascia and the soffits surrounding the building are weather beaten, peeling, and are showing signs of considerable wear. This project would provide funding to repair and/or replace the fascia and soffits. Repairs include: replacing sections or entirely where needed, sanding, scraping, priming and paint. This project should coincide with the Roof Replacement project.

SITE DRAINAGE UPGRADES**Project Index #: 3753EXT4****Construction Cost \$3,000**

The grade does not slope away effectively from the building. Water has pooled against the foundation and over time, this can cause damage to the foundation and siding. It is recommended per IBC 1804.3 Site Grading the ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. This project would create a 5% slope away from the building. Additional drainage swales should be installed, as needed.

WIRING CLEANUP**Project Index #: 3753ELE1****Construction Cost \$2,000**

The wiring in the residence shed is disorganized and not in proper electrical boxes. This creates a safety issue when conducting repairs or upgrades. This project would provide for cleanup and labeling of the wiring.

BUILDING INFORMATION:

Gross Area (square feet): 196
Year Constructed: 1975
Exterior Finish 1: 100 # Wood
Exterior Finish 2: 0 #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # U
IBC Occupancy Type 2: 0 #
Construction Type: Wood Frame
IBC Construction Type: V-B
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$2,352	Project Construction Cost per Square Foot	\$72.51
Priority Class 2:	\$11,860	Total Facility Replacement Construction Cost	\$20,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot	\$100
Grand Total:	\$14,212	FCNI:	71%

NURSERY RESIDENCE (VACANT)

SPWD Facility Condition Analysis - 3046

Survey Date: 5/10/2016

NURSERY RESIDENCE (VACANT)**BUILDING REPORT**

The Nursery Residence is a brick masonry and wood framed structure with a concrete stem wall foundation and a metal roofing system.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$10,000****Currently Critical****Immediate to Two Years****FLOORING REPLACEMENT****Project Index #: 3046INT4****Construction Cost \$10,000**

The plywood subfloor under the furnace and water heater is damaged and reaching the end of its useful life. This project would provide for a licensed contractor to evaluate the floor joists, and determine if they are structurally sound. The costs will cover repair or replacement (if necessary) and the installation of new plywood. Removal and disposal of materials has been included in the estimate.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$140,600****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 3046EXT2****Construction Cost \$6,000**

The two exterior wood 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 doors with new wood doors, storm 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 thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

EXTERIOR FINISHES**Project Index #: 3046EXT1****Construction Cost \$16,000**

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. Included in the cost are cleaning and sealing the masonry, painting the wood siding and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, 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 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

GFCI OUTLETS**Project Index #: 3046ELE1****Construction Cost \$1,600**

The existing receptacles in the kitchen, bathroom and on the outside of the structure, are standard duplex receptacles. The 2011 National Electrical Code (NEC) 210.8 requires these locations to have Ground Fault Circuit Interrupters (GFCI) for protection. This project would provide for removing the standard receptacles and installing GFCI receptacles

HVAC EQUIPMENT REPLACEMENT**Project Index #: 3046HVA1****Construction Cost \$15,000**

The HVAC system is original to the building and should be scheduled for replacement. It is not energy efficient and has reached the end of its expected and useful life. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production is mandated to be phased out completely by January 1, 2020. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC system and all required connections to utilities.

INTERIOR REMODEL

Project Index #: 3046INT3
Construction Cost \$80,000

The interior fixtures and finishes are in general disrepair and the building is due for a complete remodel. This project would provide for removal and replacement of the flooring, doors and frames, cabinetry, trim and baseboards and any other interior finishes and fixtures in need of replacement at the time.

PEST CONTROL

Project Index #: 3046ENV1
Construction Cost \$2,500

There are numerous rodent droppings throughout this building and a dead rabbit is located at the crawl space entrance. Due to the potential risk of disease, this project would provide for the treatment and cleanup of all rodent droppings, removal of the dead rabbit, and sealing the home so no other animals can crawl under the house. This work should be conducted by a licensed pest control business.

SMOKE ALARM INSTALLATION

Project Index #: 3046SFT2
Construction Cost \$7,500

International Residential Code (IRC) 2012 Section R314 and R315.3 explains the requirements for smoke alarms in dwelling units. This includes: installing and maintaining smoke alarms in each sleeping room; having a carbon monoxide and smoke detector on the ceiling or wall outside of each sleeping area and in the immediate vicinity of bedrooms when an alteration, repair or addition requiring a permit occurs. IRC 2012, requires that smoke detectors and carbon monoxide alarms be UL rated. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring in a building and include a battery for emergency backup power. This project would provide funding for the purchase and installation of smoke alarms and carbon monoxide alarms in accordance with IRC and NAC laws.

WATER HEATER REPLACEMENT

Project Index #: 3046PLM1
Construction Cost \$1,500

There is a 40 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 electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

WINDOW REPLACEMENT

Project Index #: 3046ENR1
Construction Cost \$10,500

The windows are original, single pane construction in a metal frame. 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 7 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 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$16,000

Long-Term Needs

Four to Ten Years

INTERIOR FINISHES

Project Index #: 3046INT2
Construction Cost \$16,000

It is recommended to paint the interior walls and ceilings 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): 1,600****Year Constructed: 1975****Exterior Finish 1: 90 # Brick Masonry****Exterior Finish 2: 10 # Painted Wood Siding****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 # R-3****IBC Occupancy Type 2: 0 #****Construction Type: Brick Masonry & Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 #****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$10,000	Project Construction Cost per Square Foot	\$104.13
Priority Class 2:	\$140,600	Total Facility Replacement Construction Cost	\$480,000
Priority Class 3:	\$16,000	Facility Replacement Cost per Square Foot	\$300
Grand Total:	\$166,600	FCNI:	35%

NURSERY FERTILIZATION SHED

SPWD Facility Condition Analysis - 3045

Survey Date: 5/10/2016

**NURSERY FERTILIZATION SHED
BUILDING REPORT**

The Nursery Fertilization Shed is a small wood framed structure on a concrete slab-on-grade foundation with plywood siding and an asphalt composition shingle roof. It contains the equipment which provides fertilized water to the green house growing operation.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,750****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 3045EXT1
Construction Cost \$400**

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, painting and caulking of the 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 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

FERTILIZER INJECTOR REPLACEMENT**Project Index #: 3045PLM1
Construction Cost \$2,000**

The building has fertilizer injectors on the domestic water system. The fertilizer injectors have built-up water calcium deposits, are problematic and intermittently work. This project recommends the removal and disposal of the current fertilizer injectors and the installation of new fertilizer injectors and provides for all necessary connections to the existing utilities.

LIGHTING UPGRADE**Project Index #: 3045ENR1
Construction Cost \$350**

The interior light in the building has an old light fixture and is not energy efficient. This project would provide for the replacement of the interior light fixture and bulb with a new light fixture and LED bulb. An occupancy sensor will be installed for additional savings. Electrical wiring upgrades have not been included in this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$600****Long-Term Needs****Four to Ten Years****ROOF REPLACEMENT****Project Index #: 3045EXT2
Construction Cost \$600**

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 4-5 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing.

BUILDING INFORMATION:

Gross Area (square feet): 40
Year Constructed: 1981
Exterior Finish 1: 100 # Painted Wood Siding
Exterior Finish 2: 0 #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # U
IBC Occupancy Type 2: 0 #
Construction Type: Wood Framed
IBC Construction Type: V-B
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot	\$83.75
Priority Class 2:	\$2,750	Total Facility Replacement Construction Cost	\$2,000
Priority Class 3:	\$600	Facility Replacement Cost per Square Foot	\$50
Grand Total:	\$3,350	FCNI:	168%

NURSERY GREENHOUSE #4

SPWD Facility Condition Analysis - 3044

Survey Date: 5/10/2016

NURSERY GREENHOUSE #4**BUILDING REPORT**

The Nursery Greenhouse #4 is a steel framed structure on a concrete slab-on-grade foundation with polycarbonate panel siding and roof. There is a propane fired heating unit and evaporative cooling for the greenhouse.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$20,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3044HVA1****EVAPORATIVE COOLER REPLACEMENT****Construction Cost \$20,000**

A wet wall evaporative cooler system is installed on the side of this building. It is severely scaled and the damper and motor are not functioning properly. The system has reached the end of its useful and expected life. This project would provide for a new wet wall evaporative cooler system to be installed, and includes all required connections to utilities. The estimate includes removal and disposal of the old cooler.

BUILDING INFORMATION:**Gross Area (square feet): 2,480****Year Constructed: 2006****Exterior Finish 1: 100 # Polycarbonate Panels****Exterior Finish 2: 0 #****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 # U****IBC Occupancy Type 2: 0 #****Construction Type: Steel and Polycarbonate Panels****IBC Construction Type: V-B****Percent Fire Suppressed: 0 #****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot	\$8.06
Priority Class 2:	\$20,000	Total Facility Replacement Construction Cost	\$87,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot	\$35
Grand Total:	\$20,000	FCNI:	23%

NURSERY SHADE STRUCTURE

SPWD Facility Condition Analysis - 2701

Survey Date: 5/10/2016

NURSERY SHADE STRUCTURE BUILDING REPORT

The Nursery Shade Structure is a steel post and beam structure with a slab-on-grade foundation and a custom shade cloth on the top and sides. The facility has concrete walkways.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$30,000****Long-Term Needs****Four to Ten Years****Project Index #: 2701EXT1****Construction Cost \$30,000****ROOF REPLACEMENT**

The Custom Shade Cloth roof on the Nursery Shade Structure was in poor condition at the time of the survey. It is recommended that the Nursery Shade Structure be re-roofed in the next 4-5 years with a new Custom Shade Cloth. This estimate includes removal and disposal of the old Custom Shade Cloth roofing.

BUILDING INFORMATION:**Gross Area (square feet): 20,000****Year Constructed: 2006****Exterior Finish 1: 100 # Shade Fabric****Exterior Finish 2: 0 #****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 # U****IBC Occupancy Type 2: 0 #****Construction Type: Steel Post and Fabric****IBC Construction Type: V-B****Percent Fire Suppressed: 0 #****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot	\$1.50
Priority Class 2:	\$0	Total Facility Replacement Construction Cost	\$40,000
Priority Class 3:	\$30,000	Facility Replacement Cost per Square Foot	\$2
Grand Total:	\$30,000	FCNI:	75%

NURSERY PUMP HOUSE

SPWD Facility Condition Analysis - 2196

Survey Date: 5/10/2016

NURSERY PUMP HOUSE**BUILDING REPORT**

The Nursery Pump House is a wood framed structure resting directly on dirt with a built up roofing system. It contains the pumping equipment for the water supply to the nursery site. There is a 5,000 gallon water storage tank adjacent to the building.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$10,000****Currently Critical****Immediate to Two Years****Project Index #: 2196EXT1****Construction Cost \$10,000****REBUILD STRUCTURE**

The structure is over 30 years old and houses brand new equipment including the well pump and expansion tanks. There is no solid floor and the walls and roof are damaged and severely deteriorated. There is evidence of water damage on the interior walls indicating a failed building envelope. As such, the equipment is basically exposed to the elements and will deteriorate prematurely. This project would provide for demolishing the existing structure and rebuilding a new one around the equipment. The new structure will have a poured concrete foundation, wood framing and an asphalt composition roof. Design fees are not included in this estimate.

BUILDING INFORMATION:**Gross Area (square feet): 48****Year Constructed: 1975****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 Framed****IBC Construction Type: V-B****Percent Fire Suppressed: 0 #****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$10,000	Project Construction Cost per Square Foot	\$208.33
Priority Class 2:	\$0	Total Facility Replacement Construction Cost	\$10,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot	\$200
Grand Total:	\$10,000	FCNI:	100%

NURSERY GREENHOUSE #3

SPWD Facility Condition Analysis - 2195

Survey Date: 5/10/2016

NURSERY GREENHOUSE #3**BUILDING REPORT**

The Nursery Greenhouse #3 is a Quonset style structure on a concrete slab-on-grade foundation covered with corrugated fiberglass panels. This building is used primarily for storage.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$27,900****Necessary - Not Yet Critical****Two to Four Years****HVAC EQUIPMENT REPLACEMENT****Project Index #: 2195HVA1****Construction Cost \$7,500**

The greenhouse is currently cooled via a modified evaporative cooling system and is heated by a propane heater. These units are not energy efficient and have reached the end of their expected and useful life. This project recommends replacing the equipment in the next 2-3 years. The estimate includes removal and disposal of the existing HVAC units and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA reports dated 01/30/2002 and 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

PANEL REPLACEMENT**Project Index #: 2195EXT1****Construction Cost \$20,400**

The corrugated fiberglass panels covering the building are original to the building and should be scheduled for replacement. Many of the panels are damaged from general wear and tear and have needed maintenance often. This project would provide for removal and disposal of the existing panels and replacement with polycarbonate panels. The estimate is based on 1,200 linear feet of 4'-0" wide panels at \$17 per linear foot.

This project or a portion thereof was previously recommended in the FCA reports dated 01/30/2002 and 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

BUILDING INFORMATION:**Gross Area (square feet): 2,480****Year Constructed: 1983****Exterior Finish 1: 100 # Corrugated Fiberglas****Exterior Finish 2: #****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 # U****IBC Occupancy Type 2: #****Construction Type: Fiberglass Panel Quonset Hut****IBC Construction Type: V-B****Percent Fire Suppressed: 0 #****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot	\$11.25
Priority Class 2:	\$27,900	Total Facility Replacement Construction Cost	\$124,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot	\$50
Grand Total:	\$27,900	FCNI:	23%

NURSERY STORAGE #2

SPWD Facility Condition Analysis - 0638

Survey Date: 5/10/2016

NURSERY STORAGE #2**BUILDING REPORT**

The Nursery Storage #2 is a concrete masonry unit structure on a concrete slab-on-grade foundation with an asphalt composition roofing system. It is an uninsulated and unconditioned space used for storage. The building also has the seed cooler located inside.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$35,875****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0638EXT1****Construction Cost \$8,750**

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 are cleaning and sealing the concrete masonry units, staining the wood siding 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 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

LIGHTING UPGRADE**Project Index #: 0638ENR1****Construction Cost \$7,000**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project would upgrade the lighting fixtures to the higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested and the addition of new tombstones, if needed. Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

OVERHEAD DOOR INSTALLATION**Project Index #: 0638EXT2****Construction Cost \$7,000**

The building has an exterior opening large enough for vehicles to enter through. Since the seed refrigerator is housed here, vehicles come in and out often and are also stored here. It is recommended to install an overhead door at the opening to protect the vehicles and other equipment inside. This project would provide for the purchase and installation of the door including the door frame and hardware.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

ROOF REPLACEMENT**Project Index #: 0638EXT3****Construction Cost \$13,125**

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 underlayment. This estimate includes the removal and disposal of the old roofing.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$4,500****Long-Term Needs****Four to Ten Years****WINDOW REPLACEMENT****Project Index #: 0638INT2****Construction Cost \$4,500**

The windows are original, single pane construction in metal frames. These older windows are drafty and damaged. This project recommends replacing the windows with new dual pane, vinyl framed units. This estimate is for the replacement of 3 units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 875
Year Constructed: 1980
Exterior Finish 1: 100 # Concrete Masonry U
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # S-2
IBC Occupancy Type 2: #
Construction Type: Concrete Masonry & Wood
IBC Construction Type: V-B
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot	\$46.14
Priority Class 2:	\$35,875	Total Facility Replacement Construction Cost	\$88,000
Priority Class 3:	\$4,500	Facility Replacement Cost per Square Foot	\$100
Grand Total:	\$40,375	FCNI:	46%

NURSERY SHOP/ STORAGE #1

SPWD Facility Condition Analysis - 0637

Survey Date: 5/10/2016

NURSERY SHOP/ STORAGE #1**BUILDING REPORT**

The Nursery Shop/ Storage #1 is an engineered steel structure on a concrete foundation with a corrugated metal roof. It is primarily used for planting operations and shop space for staff. The building is uninsulated and doesn't have heating or cooling systems.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$2,500****Currently Critical****Immediate to Two Years****Project Index #: 0637SFT1****Construction Cost \$2,500****EXTERIOR LANDING INSTALLATION**

Section 1008.1 of the 2012 International Building Code (IBC) describes the requirements for doors including floor elevations and landings. The floor or landing shall be at the same elevation on each side of the door, the exterior landing shall not exceed a 2-percent slope and shall have a length measured in the direction of travel of not less than 44 inches. The landing at the door on the building does not comply with code and poses a safety hazard. This project would provide for the installation of a compliant landing for the door.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$35,400****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0637SIT1****Construction Cost \$2,000****CONCRETE APRON INSTALLATION**

The vehicle garage door does not have a concrete apron in front of it. There are some pavers in place, but these will not last very long with the large vehicles and tractors that drive over them daily. This project would provide for the installation of a 10'x20', 4" thick concrete slab-on-grade apron at the vehicle garage door.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

Project Index #: 0637EXT1**Construction Cost \$14,400****EXTERIOR FINISHES**

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 power washing, priming, painting the metal panels and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended to paint the building 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 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

Project Index #: 0637EXT2**Construction Cost \$7,000****OVERHEAD DOOR REPLACEMENT**

There is an 8'x8' manually operated overhead coiling door on the building which is damaged and does not function properly. It is 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 door and the replacement with a new manually operated overhead coiling door.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

SITE DRAINAGE UPGRADES

Project Index #: 0637EXT4

Construction Cost \$10,000

The grade does not slope away effectively from the building. Water has pooled against the foundation and over time, this can cause damage to the foundation and siding. It is recommended per IBC 1804.3 Site Grading the ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. This project would create a 5% slope away from the building. Additional drainage swales should be installed, as needed. It is recommended that the grading be completed within 2-3 years.

WIRING CLEANUP

Project Index #: 0637ELE1

Construction Cost \$2,000

The wiring is disorganized and not in proper electrical boxes. This creates a safety issue when making repairs or upgrades and is not up to National Electrical Code (NEC) 2011. This project would provide for cleanup and labeling of the wiring.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$53,200

Long-Term Needs

Four to Ten Years

HVAC INSTALLATION

Project Index #: 0637HVA1

Construction Cost \$10,000

The building does not have a central cooling or heating system and is uncomfortably warm in the summer and cold in the winter. It is recommended to install an evaporative cooler and propane fired heater in the building to ensure a comfortable work environment. This project would provide for the purchase and installation of new equipment, including all required connections to existing utilities. It is recommended that this project coincide with the Insulate Building project.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

INSULATE BUILDING

Project Index #: 0637ENR1

Construction Cost \$21,600

The building is not insulated and is not energy efficient. Due to this, the building has extreme temperature fluctuations and is not a comfortable work environment. This project will install (R19) batt insulation in the walls and (R38) batt insulation in the ceiling with an impermeable vinyl surface to help moderate temperature fluctuations. It is recommended that this project coincide with the HVAC Installation project.

ROOF REPLACEMENT

Project Index #: 0637EXT3

Construction Cost \$21,600

The corrugated metal 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 4-5 years with a standing seam metal roofing system. This estimate includes removal and disposal of the old roofing.

BUILDING INFORMATION:

Gross Area (square feet): 1,440
Year Constructed: 1985
Exterior Finish 1: 100 # Metal Siding
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # S-1
IBC Occupancy Type 2: #
Construction Type: Engineered Steel Building
IBC Construction Type: II-B
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$2,500	Project Construction Cost per Square Foot	\$63.26
Priority Class 2:	\$35,400	Total Facility Replacement Construction Cost	\$108,000
Priority Class 3:	\$53,200	Facility Replacement Cost per Square Foot	\$75
Grand Total:	\$91,100	FCNI:	84%

NURSERY LATH HOUSE

SPWD Facility Condition Analysis - 0616

Survey Date: 5/10/2016

NURSERY LATH HOUSE**BUILDING REPORT**

The Nursery Lath House is a steel framed structure with shade fabric on the side walls and roof which provides protection for the plants, trees and shrubs grown by nursery staff. It has concrete walkways and is open to the public.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$22,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0616EXT2****Construction Cost \$22,500****ROOF REPLACEMENT**

The Custom Shade Cloth roof on the Nursery Lath House was in poor condition at the time of the survey. It is recommended that the Nursery Lath House be re-roofed in the next 3-4 years with a new Custom Shade Cloth. This estimate includes removal and disposal of the old Custom Shade Cloth roofing.

BUILDING INFORMATION:**Gross Area (square feet): 15,000****Year Constructed: 2008****Exterior Finish 1: 100 # Steel Post / Fabric****Exterior Finish 2: #****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: # U****IBC Occupancy Type 2: #****Construction Type: Steel Post and Fabric****IBC Construction Type: V-B****Percent Fire Suppressed: 0 #****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot	\$1.50
Priority Class 2:	\$22,500	Total Facility Replacement Construction Cost	\$600,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot	\$40
Grand Total:	\$22,500	FCNI:	4%

NURSERY OFFICE

SPWD Facility Condition Analysis - 0283

Survey Date: 5/10/2016

NURSERY OFFICE**BUILDING REPORT**

The Nursery Office is an engineered steel building on a concrete slab-on-grade foundation. The interior contains an office area, unisex restroom, storage and shop areas. There is a public unisex ADA restroom located on the south side of the building.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$81,000****Currently Critical****Immediate to Two Years****ADA UPGRADES****Project Index #: 0283ADA2****Construction Cost \$15,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. There are several areas pertaining to building access and restrooms that need to be altered to ensure that the facility is compliant. ADA regulations pertaining to building access, route of travel and restrooms 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. This project would provide funding for the purchase and installation of ADA signage, including directional signage from the parking to the accessible building entrances, route of travel inside the building and restrooms. Section 4.13.9 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. It is recommended that proper lever hardware be installed on the entry door and ADA restroom door to meet these requirements. This building contains a counter which does not meet current code. Section 7.2 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states the counter must have a portion which is at least 36" in length with a maximum height of 36" above the finish floor. This project will provide an accessible counter space in accordance with this requirement. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2009 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

BREAK ROOM REMODEL**Project Index #: 0283ADA3****Construction Cost \$15,000**

The kitchenette and associated cabinets in the employee break room are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. 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 to cover 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.

FIRE ALARM SYSTEM INSTALLATION**Project Index #: 0283SFT3****Construction Cost \$18,000**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2012 Section 7 and the 2012 International Fire Code.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

Project Index #: 0283SFT2

Construction Cost \$31,500

FIRE SUPPRESSION SYSTEM INSTALLATION

The Nursery Office does not have a fire sprinkler system. The building is a B occupancy per the 2012 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, 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 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 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

Project Index #: 0283PLM1

Construction Cost \$1,500

WATER HEATER REPLACEMENT

There is a 40 gallon electric water heater in the building. The average lifespan of a water heater is eight to ten years. This unit was installed in 2004. It is recommended that a new water heater, seismic straps, braided steel hose, expansion tank, ball valves, new flex gas line and pan be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$272,000

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0283EXT5

Construction Cost \$1,200

CONCRETE APRON REPLACEMENT

Outside of the Shop Area, the exterior concrete apron has extensive cracking and is due for replacement. This project would provide for the installation of a new 120 square foot 4" thick concrete slab-on-grade apron. Removal and disposal of the existing concrete is included in this estimate.

Project Index #: 0283EXT2

Construction Cost \$9,000

EXTERIOR DOOR REPLACEMENT

The three exterior metal 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 existing doors, frames and hardware with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

Project Index #: 0283EXT1

Construction Cost \$22,500

EXTERIOR FINISHES

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 power washing, priming, painting the metal panels and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended to paint the building 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 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

Project Index #: 0283INT2

Construction Cost \$18,000

FLOORING REPLACEMENT

The Vinyl Composite Tile (VCT) in the building is damaged and reaching the end of its 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" cove base in the next 2-3 years.

This project or a portion thereof was previously recommended in the FCA report dated 01/30/2002 and 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

GUTTER REPLACEMENT

Project Index #: 0283EXT7

Construction Cost \$6,500

The existing rain gutters and down spouts on the Nursery Office have numerous joints that have multiple leaks. The leaks have been repaired multiple times, but continue to leak. The leaking rain gutters and down spouts will cause premature deterioration to the building finishes and the site hardscape. This project would replace the existing segmented rain gutters and down spouts with seamless rain gutters and new down spouts.

HVAC UPGRADE

Project Index #: 0283HVA3

Construction Cost \$56,250

There is not a central HVAC system in the building. The office areas are cooled by window mounted AC units and have no heat. These units are problematic and require frequent replacement. The lack of heat has resulted in frozen pipes and drainage problems. There is a ceiling mounted heater in the garage that is not operational. This project would provide for the purchase and installation of a packaged HVAC unit, ducting and associated controls for the office areas and a ceiling mounted heater and evaporative cooler for the Shop Area. This project includes removal and disposal of the existing units and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 01/30/2002 and 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

INTERIOR FINISHES

Project Index #: 0283INT3

Construction Cost \$14,400

It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project does not cover the garage in the rear of the building, it will be addressed in the Shop Area Remodel project. This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

OVERHEAD DOOR REPLACEMENT

Project Index #: 0283EXT3

Construction Cost \$14,000

There are two 10'x12' overhead coiling 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 01/30/2002 and 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

PLUMBING REPLACEMENT

Project Index #: 0283PLM2

Construction Cost \$56,250

The plumbing and waste system is older and in poor condition. There is a floor drain in the Work Room that is backed up and is no longer functional. Most of the system is original to the building and should be scheduled for replacement. This project recommends replacing all of the water and sewer lines in the building to a point 5 feet outside of the building. This estimate includes removal and disposal of the existing system as required.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

ROOF REPLACEMENT

Project Index #: 0283EXT6

Construction Cost \$33,750

The corrugated metal roof on this building is in poor condition. It is over 40 years old and signs of leaking were observed at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a standing seam metal roofing system. This estimate includes removal and disposal of the old roofing.

Project Index #: 0283INT4

Construction Cost \$12,150

SHOP AREA REMODEL

The Shop Area at the rear of the building has gypsum board covering the walls. This is not an appropriate wall covering for the garage because it does not hold up to the heavy water usage. Buckets, hand tools and plant containers are washed here daily and water makes contact with the walls. The existing gypsum board is severely damaged and in some places has been removed and covered with plywood. This project would remove and dispose of the gypsum board and replace it with a type X gypsum board and FRP. The damaged ceiling gypsum board is also included in this project. It is recommended that the roof leaks be repaired prior to implementing this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

Project Index #: 0283SIT1

Construction Cost \$12,000

SITE DRAINAGE UPGRADES

The grade does not slope away effectively from the building. Water has pooled against the foundation and over time, this can cause damage to the foundation and siding. It is recommended per IBC 1804.3 Site Grading the ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. This project would create a 5% slope away from the building. Additional drainage swales should be installed, as needed. It is recommended that the grading be completed within 2-3 years.

Project Index #: 0283EXT4

Construction Cost \$4,000

TRIM OR REMOVE TREES

The building has several trees which are growing up against the structure. The trees move in windy conditions and rub the roof, which can cause premature failure of the roof system and void roof warranties. The root systems are causing shifting and heaving of sidewalks, creating unsafe conditions. There are also several large trees in need of trimming. Lack of maintenance can become a safety issue. This project recommends that these issues be addressed before additional damage is done.

Project Index #: 0283ENR2

Construction Cost \$12,000

WINDOW REPLACEMENT

The windows are original, single pane construction in a metal frame. 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 8 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 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/10/2016.

BUILDING INFORMATION:

Gross Area (square feet): 2,250
Year Constructed: 1975
Exterior Finish 1: 100 # Metal Siding
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # B
IBC Occupancy Type 2: #
Construction Type: Engineered Steel
IBC Construction Type: V-B
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$81,000	Project Construction Cost per Square Foot	\$156.89
Priority Class 2:	\$272,000	Total Facility Replacement Construction Cost	\$562,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot	\$250
Grand Total:	\$353,000	FCNI:	63%

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



Las Vegas Tree Nursery Site - Site #9966
Description: Entrance.



Nursery Residence - Building #3046
Description: Exterior finishes.



Nursery Residence - Building #3046
Description: Damaged subfloor needs to be replaced.



Nursery Fertilization Shed - Building #3045
Description: Fertilizer injector replacement needed.



Nursery Pump House - Building #2196
Description: Structure needs to be rebuilt.



Nursery Greenhouse #3 - Building #2195
Description: Exterior finishes.



Nursery Storage #2 - Building #0638
Description: Exterior finishes.



Nursery Lath House - Building #0616
Description: Roof replacement needed.



Nursery Office - Building #0283
Description: HVAC upgrade needed.



Nursery Office - Building #0283
Description: Exterior finishes.