

State of Nevada
Buildings and Grounds Division
Clear Creek Youth Center
Facility Condition Analysis

CLEAR CREEK YOUTH CENTER

Carson City, NV

SITE NUMBER: 9979

FACILITY CONDITION ANALYSIS



Revised Report Printed in March 2005

State of Nevada
Buildings and Grounds Division
Clear Creek Youth Center
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Board 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 SPWB 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 Board 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 .60 or 60% 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: 9979

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
1901	SEWAGE BUILDING 8000 Old Clear Creek Road Carson City	96	1960	2/14/2005	\$0	\$0	\$500	\$500	\$2,400	21%
9979	CLEAR CREEK YOUTH CAMP SITE 8000 Old Clear Creek Road Carson City		1960	2/14/2005	\$0	\$0	\$0			0%
1899	WELL HOUSE, 5700 FT. 8000 Old Clear Creek Road Carson City	96	1960	2/14/2005	\$0	\$0	\$0		\$4,800	
0709	WELL HOUSE 8000 Old Clear Creek Road Carson City	96	1960	2/14/2005	\$0	\$0	\$0		\$4,800	
Report Totals.....:		288			\$0	\$0	\$500	\$500	\$12,000	4%

SPWB Facility Condition Analysis

Table of Contents

Building Name	Index #	
CLEAR CREEK YOUTH CAMP SITE	9979	No Current Projects
SEWAGE BUILDING	1901	
WELL HOUSE, 5700 FT.	1899	No Current Projects
WELL HOUSE	0709	No Current Projects

**SEWAGE BUILDING
 BUILDING REPORT**

The building is a wood frame, T-111 sided shed used for storage.

PRIORITY CLASS 3 PROJECTS	Total Construction Cost for Priority 3 Projects:	\$500
Long-Term Needs	Four to Ten Years	

**Project Index #: 1901EXT1
 Construction Cost \$500**

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition.

BUILDING INFORMATION:

Gross Area (square feet):	96
Year Constructed:	1960
Exterior Finish 1:	100 # PAINTED WOOD SI
Exterior Finish 2:	#
Number of Levels (Floors):	Basement? No
IBC Occupancy Type 1:	#
IBC Occupancy Type 2:	#
Construction Type:	
IBC Construction Type:	
Percent Fire Supressed:	#

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.21
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$2,000
Priority Class 3:	\$500	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$500	FCNI:	25%

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

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 341.201 by the State Public Works Board and should be utilized as a planning level document.

REPORT DEVELOPMENT:

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