State of Nevada
Department of Health & Human Services
Division of Mental Health & Developmental Services
Northern Nevada Adult Mental Health Services Campus
Facility Condition Analysis

NORTHERN NEVADA ADULT MENTAL HEALTH SERVICES CAMPUS
480 Galletti Way
Sparks, Nevada 89431

Site Number: 9985
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS

Report Printed in November 2012
The Facility Condition Analysis Program was created under the authority found in NRS 341.201. 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.
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<thead>
<tr>
<th>Index #</th>
<th>Building Name</th>
<th>Sq. Feet</th>
<th>Yr. Built</th>
<th>Survey Date</th>
<th>Cost to Repair: P1</th>
<th>Cost to Repair: P2</th>
<th>Cost to Repair: P3</th>
<th>Total Cost to Repair</th>
<th>Cost to Replace</th>
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Report Totals:............: 230,120

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## Table of Contents

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<thead>
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<th>Building Name</th>
<th>Index #</th>
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<tbody>
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<td>NNAMHS SITE</td>
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<td>CENTRAL KITCHEN - BUILDING #26</td>
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The NNAMHS campus is comprised of multiple structures, asphalt paved parking and concrete and asphalt walkways as well as some turf and shrub areas. The site landscaping is overgrown in many areas and some of the irrigation system was problematic during the site visit in 2012. Many of the structures date from the 1920's and historic Building #12 dates from 1882. Building 12 has been vacant for many years.

This campus has many deferred maintenance issues. Some of these deferred maintenance items are as simple as replacement of carpet or the sealing and exterior painting of the buildings. Several of the buildings are in need of some seismic, ADA, HVAC, window, building envelope, and utility upgrades including electrical, sanitary sewer and domestic water supply lines.

This site report does not include needs at Sierra Regional Center or Lakes Crossing which are located on this large, approximately 100 acre State-owned property.

PRIORITY CLASS 1 PROJECTS

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<th>Currently Critical</th>
<th>Immediate to Two Years</th>
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SANITARY SEWER LINE REPLACEMENT

The sanitary wastewater system is showing signs of deterioration. Because of the deterioration, the system is not working to its full potential. Some of the lines are original to the site and are in fair to poor condition. The passage of time and constant heavy use are contributing factors to problems that arise. Deposits within the pipes will cause them to be restricted, which will slow the flow of water. This project would provide for the complete replacement of the sanitary sewer system on site from the city connection to each occupied building on site.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/26/2006.

PRIORITY CLASS 2 PROJECTS

<table>
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<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
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CONCRETE AND PAVING UPGRADE SITEWIDE

The site has a mix of PC concrete and asphalt concrete roads, parking lots and pedestrian paths. Many areas are damaged and have settled which have created incorrect slopes and trip hazards. There are limited ADA parking spaces and accessible routes to the public entrances. Some buildings have been recently demolished and may be ideal locations for new parking lots, circulation roads or accessible paths of travel. Additional parking is also necessary to accommodate growing outpatient caseloads and staff. This project would provide for repairing or replacing existing paving and installing new paving including all necessary accessibility upgrades based on a professionally designed sitewide plan. This project should be implemented concurrently with the LANDSCAPE UPGRADES project.

This project or a portion thereof was previously recommended in the FCA report dated 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.
DIRECT DIGITAL CONTROL SYSTEM FOR HVAC SYSTEMS

Project Index #: 9985HVA1
Construction Cost $350,000

Presently the site has no direct digital control (DDC) supervisory control or automated energy management control programs. Future HVAC considerations should include installation of appropriate hardware to connect any new buildings to the campus energy management network while maintaining local control logic. The new system should allow starting of equipment, monitoring of status, monitoring of space temperatures, monitoring and control of hot and chilled water temperatures, and similar typical centrally controlled elements. For the sake of retention of the relatively new pneumatic equipment, the application of a DDC/pneumatic hybrid system is strongly recommended. Detailed control of the individual elements of the system buildings can yield tremendous benefits based upon the reported operating hours coupled with varying occupancy loads. The system should include a microprocessor control center which monitors and manages all components of the building HVAC system. The system should also have the capability of controlling other building systems (such as lighting, alarms, etc.) and of communicating with the central management system for the campus. This project or a portion thereof was previously recommended in the FCA report dated 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

Did not use this project.

FENCE REPAIR

Project Index #: 9985SIT5
Construction Cost $2,500

There is a fence surrounding the back yard of Building #8C. The fence is constructed of 2"x 6" x 5’ dog eared redwood fence planks and 4"x4" redwood posts. It is due for staining and some boards and posts are broken. This project would provide for the repair and/ or replacement of damaged areas of the fence and staining of the entire fence. This project or a portion thereof was previously recommended in the FCA report dated 06/26/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

FIRE ALARM SYSTEM UPGRADE

Project Index #: 9985SFT1
Construction Cost $400,000

The existing wireless portion of the fire alarm system is over 25 years old and has reached its useful life. Certification of the system is costly, parts are no longer available and the system is routinely failing. A common occurrence is that the Fire Department is notified of an alarm, but the system reports the alarm in the wrong building. This can cause vital time loss to control the fire, protect the building and ensure the life safety of the occupants. The wireless annunciation system consists of a repeater panel in each of the 20 buildings and a master control panel that is currently located near Building #12. This project would provide for replacing the repeater in each building, replacing the master control panel and relocating it to Building #25 and providing miscellaneous work to ensure that each buildings alarm system is functioning properly.

This project or a portion thereof was previously recommended in the FCA report dated 06/26/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

LANDSCAPE UPGRADES

Project Index #: 9985SIT1
Construction Cost $75,000

The landscaping sitewide is in fair condition, but there are several areas that are due for upgrades. The existing galvanized landscape irrigation lines throughout the site are reaching the end of their expected life and should be scheduled for replacement. This old piping breaks often and very likely has underground leaks that are unknown at this point. There are concrete benches and planters around the site that have deteriorated, some to the point of exposing the metal rebar, which should be repaired or replaced. This project would provide for the removal of the existing irrigation lines and the purchase and installation of new lines and repair or replacement of the damaged concrete benches and planters. 6,000 linear feet of irrigation piping was used to generate this estimate. This project should be implemented concurrently with the CONCRETE AND PAVING UPGRADE SITEWIDE project.

SITE DOMESTIC WATER LINE REPLACEMENT

Project Index #: 9985PLM1
Construction Cost $2,100,000

The existing domestic water supply lines and main feeding the campus are aged and should be scheduled for replacement. There have been numerous leaks and the system has been problematic due to age. This project would provide for the complete replacement of the domestic water supply system including trenching, backfill, grading and required backflow prevention to each occupied building on site.
SITE ELECTRICAL UPGRADE

The site's electrical distribution system is a mix of old direct buried 4180 volt cable and newer 4180 volt cable in conduit where remodels or upgrades have occurred over the years. The main switchgear and transformers at the emergency generator have reached the end of their useful life and are in need of replacement. This project would provide for a complete upgrade and replacement of 4180 volt cable in conduit where direct buried cable is present from the main switchgear including new transformers, switchgear, trenching and backfill, new conduit to all existing buildings on site. Removal of the old existing cable and equipment is included in this estimate. Individual building electrical upgrades are not included in this estimate.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $2,500,000
- Priority Class 2: $5,627,500
- Priority Class 3: $0
- Grand Total: $8,127,500
The Central Kitchen is a concrete masonry unit and steel framed structure with a metal and single-ply roofing system on a concrete foundation. The facility has a full kitchen and bakery for food preparation, cold and dry storage area and office and storage rooms. There are Men's and Women's designated ADA restrooms as well as a fire sprinkler, ansul systems and alarm system throughout the building. There are roof mounted make-up air units and HVAC packaged units. The facility is in excellent condition.

### PRIORITY CLASS 1 PROJECTS

**Total Construction Cost for Priority 1 Projects:** $1,500

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA RESTROOM UPGRADES</td>
<td></td>
</tr>
</tbody>
</table>

**Project Index #:** 2725ADA1

**Construction Cost:** $1,500

The designated Men's and Women's ADA accessible restrooms are not fully compliant with the adopted codes. The toilet seat cover dispensers are not in the correct location, the men's toilet seat handle is on the wrong side and the toilet seats do not have the required open-front and elongated shape. A partial retrofit is necessary. This project would provide funding to bring the restrooms into full ADA compliance. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) was used as a reference for this project.

### PRIORITY CLASS 2 PROJECTS

**Total Construction Cost for Priority 2 Projects:** $23,130

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR FINISHES</td>
<td></td>
</tr>
</tbody>
</table>

**Project Index #:** 2725EXT1

**Construction Cost:** $23,130

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 and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

### PRIORITY CLASS 3 PROJECTS

**Total Construction Cost for Priority 3 Projects:** $23,130

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Four to Ten Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>INTERIOR FINISHES</td>
<td></td>
</tr>
</tbody>
</table>

**Project Index #:** 2725INT1

**Construction Cost:** $23,130

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): 4,626
Year Constructed: 2007
Exterior Finish 1: 100 % Concrete Masonry U
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Concrete Masonry & Steel
IBC Construction Type: I-A
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1</td>
<td>$1,500</td>
<td></td>
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<tr>
<td>Priority Class 2</td>
<td>$23,130</td>
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<td>$1,619,000</td>
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<td>Priority Class 3</td>
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<td>$350</td>
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<tr>
<td>Grand Total</td>
<td>$47,760</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

FCNI: 3%
KIOSK

BUILDING REPORT

The Kiosk is a wood timber post and beam structure in fair condition, centrally located on the Northern Nevada Adult Mental Health Services campus. It is used to provide visual signage of the services and buildings located on the site. At the time of the survey, no signage was visible and it appears that it is no longer being used.

PRIORITIZED PROJECTS

Total Construction Cost for Priority 2 Projects: $180

Necessary - Not Yet Critical Two to Four Years

PROJECT INDEX #: 2678EXT1

Construction Cost: $180

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for staining of the wood structure and it is recommended 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 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

BUILDING INFORMATION:

Gross Area (square feet): 36
Year Constructed: 1961
Exterior Finish 1: 100 % Wood Post & Beam
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 Post & Beam
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $5.00
Priority Class 2: $180 Total Facility Replacement Construction Cost: $4,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $100
Grand Total: $180 FCNI: 5%
The Ramada is a structural steel post and beam structure that is open on all four sides. It has a pitched metal roof and is primarily used for covered parking for employees. The structure is in fair shape.

**PRIORIT Y CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $1,024

Necessary - Not Yet Critical Two to Four Years

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the structure and it is recommended 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 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

**BUILDING INFORMATION:**

Gross Area (square feet): 512

Year Constructed: 1980

Exterior Finish 1: 100% Steel Post/Open

Exterior Finish 2: 0%

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100% U

IBC Occupancy Type 2: 0%

Construction Type: Structural Steel

IBC Construction Type: V-B

Percent Fire Suppressed: 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Construction Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
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<tr>
<td>1</td>
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<td>3</td>
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<tr>
<td>Grand Total</td>
<td>$1,024</td>
<td></td>
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</tr>
</tbody>
</table>
The Dini-Townsend Hospital is an inpatient facility for the Northern Nevada Adult Mental Health Services campus. The building is constructed with concrete masonry unit and EIFS walls on a concrete foundation. The roof is a combination of asphalt composition shingles and single-ply membrane. The interior provides spaces for inpatient care, restrooms including ADA accessible restrooms, showers, Admissions, Nursing and Medical Director's offices and Social Service offices. There are six "pods", A-F that contain different levels of care. F pod is currently occupied by Lake's Crossing as a secure pod. There are roof mounted air handlers for each pod and a central plant design with boilers, chillers and a cooling tower. The facility is mostly ADA compliant and in excellent shape.

**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 the exterior, priming and painting the stucco, sealing the concrete masonry units 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.

**INTERIOR FINISHES**

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.

**ROOF REPLACEMENT**

The single-ply roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average single-ply roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1999. It is recommended that this buildings single-ply roofing be replaced in the next 6-7 years to be consistent with the roofing program and the end of the warranty period. This project does not apply to the asphalt composition shingle roofing.

This project or a portion thereof was previously recommended in the FCA report dated 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.
BUILDING INFORMATION:

Gross Area (square feet): 59,040
Year Constructed: 2000
Exterior Finish 1: 50 % Concrete Masonry U
Exterior Finish 2: 50 % Painted Stucco / EIFS
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 50 % I-2
IBC Occupancy Type 2: 50 % B
Construction Type: Concrete Masonry Units, EIFS and Steel
IBC Construction Type: I-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $13.39
Priority Class 2: $790,400 Total Facility Replacement Construction Cost: $20,664,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $350
Grand Total: $790,400 FCNI: 4%
BUILDING #12 - HISTORICAL (VACANT)  
BUILDING REPORT

Building #12 is an unreinforced natural stone masonry building that was constructed in 1882. The interior consists of multiple rooms with lath and plaster interior wall and ceiling construction. It is currently vacant and has been for years. The building has an asphalt composition roof in fair condition. This structure overall is in fair to good shape, considering it's age. Although this facility is not listed on the Nevada Historical building list, its unique architecture and the building's age may allow it to qualify for consideration on the State or national registry.

PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical  
Two to Four Years

Total Construction Cost for Priority 2 Projects: $20,380

Project Index #: 2059EXT3  
Construction Cost $20,380

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding for the painting of the exterior of the building as needed. Included in the cost is repairing any cracks and sealing the stone masonry as well as caulking the windows and other penetrations. It is recommended that the building envelope be sealed and painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 4,076
Year Constructed: 1882
Exterior Finish 1: 100 % Stone Masonry
Exterior Finish 2:
Number of Levels (Floors): 1  
Basement? Yes
IBC Occupancy Type 1: 100 % R-4
IBC Occupancy Type 2: %
Construction Type: Stone Masonry and Wood
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1</td>
<td>$0</td>
<td>$5.00</td>
</tr>
<tr>
<td>Priority Class 2</td>
<td>$20,380</td>
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<tr>
<td>Priority Class 3</td>
<td>$0</td>
<td>$500</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$20,380</td>
<td></td>
</tr>
</tbody>
</table>

FCNI: 1%
The Group Home is a brick masonry structure with wood accents and trim on a concrete foundation. The roof is an asphalt composition shingle which was recently redone. The duplex contains bedrooms, bathrooms, living space and a kitchen/utility area. There are fire sprinklers in the building but it is not ADA compliant. The facility is in fair to good shape considering the age.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Total Construction Cost for Priority 1 Projects: $26,000</th>
</tr>
</thead>
</table>

**ADA UPGRADES**

The building does not have an accessible entrance and restroom. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements and a complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom and an ADA accessible ramp and entrance door / hardware. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

**SMOKE DETECTOR INSTALLATION**

The 2006 IBC and 2006 IFC, section 907.2.10.1.2 requires smoke detectors in dwelling units be installed in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the building wiring with a battery backup. This project would provide funding for the purchase and installation of smoke detectors.

This project or a portion thereof was previously recommended in the FCA report dated 11/05/1999 and 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
<th>Total Construction Cost for Priority 2 Projects: $49,840</th>
</tr>
</thead>
</table>

**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 are cleaning and sealing the brick masonry, sanding, priming and painting the wood soffits and fascia 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 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

**HVAC EQUIPMENT REPLACEMENT**

The existing HVAC system consists of wall mounted hydronic heaters and window mounted evaporative coolers. This project would provide for replacing the existing equipment with exterior ground mounted packaged units that provide natural gas-fired heating as well as air conditioning. Ducting and vents will need to be installed in either the attic or the crawlspace as well. This project 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 report dated 11/05/1999 and 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.
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 11/05/1999 and 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

**PATIO STRUCTURE REPLACEMENT**

There is a wood framed patio structure attached to the east side of the house. The wood structure, especially the roof framing is deteriorating and is showing signs of sagging and dry rot. The 4x4 wood posts are also deteriorating, particularly at the connection to the concrete foundation. This project would provide for the removal and replacement of this patio cover including a new asphalt composition roof to match the main home. This project or a portion thereof was previously recommended in the FCA report dated 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

**WINDOW REPLACEMENT**

The windows are older dual 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 11 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 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 1,524
- **Year Constructed:** 1951
- **Exterior Finish 1:** 90% Brick Masonry
- **Exterior Finish 2:** 10% Wood Siding
- **Number of Levels (Floors):** 1
- **Basement?** No
- **IBC Occupancy Type 1:** 100% R-4
- **IBC Occupancy Type 2:**
- **Construction Type:** Brick Masonry and Wood
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 100%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1: | $26,000 | Project Construction Cost per Square Foot: | $49.76 |
| Priority Class 2: | $49,840 | Total Facility Replacement Construction Cost: | $343,000 |
| Priority Class 3: | $0 | Facility Replacement Cost per Square Foot: | $225 |
| Grand Total: | $75,840 | FCNI: | 22% |
The Gazebo is a wood framed post and beam structure on a concrete slab/foundation that is open on all sides. There are picnic and barbeque facilities as well as a wash basin that currently is damaged. The building has a sloped wood shingle roof that is in fair condition. The facility does have a mostly ADA accessible route of travel from the parking area but the adjacent restrooms are not ADA compliant and do not have an accessible route of travel to them from the facility. The overall condition is fair with some cracking and settling of the concrete benches surrounding the Gazebo.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Total Construction Cost for Priority 2 Projects: $2,388</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two to Four Years</td>
<td>Project Index #: 0976EXT3 Construction Cost $2,388</td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the structure and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 1,194
- **Year Constructed:** 1976
- **Exterior Finish 1:** 100% Open/Wood Posts
- **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 Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot: $2.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2</td>
<td>$2,388</td>
<td>Total Facility Replacement Construction Cost: $119,000</td>
</tr>
<tr>
<td>Priority Class 3</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot: $100</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$2,388</td>
<td>FCNI: 2%</td>
</tr>
</tbody>
</table>
The Gazebo Restroom building is a masonry and wood framed structure on a concrete slab/foundation. The facility contains Men's and Women's restrooms which are no longer in use. The facility and its fixtures are in poor shape and are not ADA compliant.

**PRIORITIZED CLASS 2 PROJECTS**

- Necessary - Not Yet Critical
- Two to Four Years
- Total Construction Cost for Priority 2 Projects: $1,600

**DEMOLISH STRUCTURE**

The Gazebo Restroom building is dilapidated and deteriorating and has reached the end of its useful life. It has been locked up and not used for several years and is no longer useful since the Dini-Townsend Hospital was built. This project would provide funding for the demolition of the building.

**BUILDING INFORMATION:**

- Gross Area (square feet): 160
- Year Constructed: 1976
- Exterior Finish 1: 80% Concrete Masonry U
- Exterior Finish 2: 20% Painted Wood Siding
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 100% B
- IBC Occupancy Type 2: %
- Construction Type: Masonry and 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: $10.00
- Priority Class 2: $1,600
- Total Facility Replacement Construction Cost: $24,000
- Priority Class 3: $0
- Facility Replacement Cost per Square Foot: $150
- Grand Total: $1,600
- FCNI: 7%
The Maintenance / Housekeeping building is an uninsulated brick masonry structure with a metal and single-ply roofing system on a concrete slab / foundation. The facility contains office and storage rooms for maintenance, housekeeping, dietician, inventory control, janitorial and purchasing operations. The building does not contain fire sprinklers and is not ADA compliant. The facility has ceiling hung gas fired heating units and evaporative cooling scattered in the building. The restrooms are old and not ADA compliant.

PRIORITY CLASS 1 PROJECTS

Currently Critical

Total Construction Cost for Priority 1 Projects: $130,603

Immediate to Two Years

ADA RESTROOM UPGRADE

The building does not have an accessible restroom. The existing 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. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA report dated 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

ADA SIGNAGE

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. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA report dated 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

This building contains a water fountain. The 2006 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/low ADA drinking fountain. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA report dated 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

EXIT SIGN & EGRESS LIGHTING UPGRADE

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 - 2006 Chapter 10 was referenced for this project. This project or a portion thereof was previously recommended in the FCA report dated 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.
FIRE SUPPRESSION SYSTEM INSTALLATION

The building is a B and S-2 occupancy per the 2006 IBC. 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.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $282,900

COOLING EQUIPMENT REPLACEMENT

The building is cooled by a combination of roof mounted and wall mounted evaporative coolers and wall mounted air conditioners. All of these units are older and not energy efficient. This project would provide for replacing all of this equipment with new, more energy efficient roof mounted cooling equipment and installing new ducting to non-conditioned spaces. The estimate includes removal and disposal of the old equipment.

Electrical Upgrade

This building was constructed before the high demand for electrical services were needed for computers, shop tools, life safety equipment and other electrical devices. As time has progressed, the buildings electrical demand has changed and numerous alterations and additions have been made to the existing electrical system. There are also numerous outlets and switches which are broken or missing proper covers. It is recommended the entire system be upgraded to meet the evolving needs of the building and to bring all components of the system up to current codes.

Gutter and Downspout Installation

The building only has gutters over entrances and those gutters are damaged and not functioning properly. Currently, the water sheet drain off of the single ply and metal roofing causing erosion to the asphalt and concrete at grade. There are also areas where the runoff pools up near the building causing premature deterioration to the building and creating slip and fall areas during inclement weather. This project would provide funding for the installation of a seamless gutter and downspout system for the building which ties into the site storm system.

Interior Finishes

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 11/02/1999 and 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/29/2006.

Overhead Door Replacement

The existing overhead coiling doors, (2) 10’ X 10’, (1) 7’ X10 and (1) 8’ X 7’, are original to the building. They are all damaged and do not function properly. Exposure and wind have caused the doors to bend, crack and lose their finish and some minor collisions have occurred. 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.

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06-Nov-12
WATER HEATER REPLACEMENT

There is a 50 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: 50 feet of gas pipe, fittings, couplers, and labor for installation. Removal and disposal of the existing equipment is included in this estimate.

Construction Cost $3,750

Project Index #: 0353ENR3

WINDOW REPLACEMENT

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 20 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 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

Construction Cost $20,000

Project Index #: 0353ENR1

BUILDING INFORMATION:

Gross Area (square feet): 7,214
Year Constructed: 1959
Exterior Finish 1: 90\% Brick Masonry
Exterior Finish 2: 10\% Glass and Aluminum
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 50\% S-2
IBC Occupancy Type 2: 50\% B
Construction Type: Brick Masonry and Steel
IBC Construction Type: V-B
Percent Fire Suppressed: 0\%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Total Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
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<tbody>
<tr>
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<td>Priority Class 3</td>
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<td>Grand Total</td>
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<td></td>
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<td>23%</td>
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</table>
MEDICATION CLINIC - BUILDING #5

BUILDING REPORT

The Medication Clinic is a multi sided polygon uninsulated brick masonry structure with a single-ply roofing membrane on a concrete slab/foundation. The facility contains offices, restrooms and a reception area for the staff of the Clinic. The interior finishes are in fair condition and the exterior finishes are in fair condition. The building is not fully ADA compliant but does have a fire sprinkler and alarm system. The HVAC system consists of exterior ground mounted heat pump units.

PRIORITY CLASS 1 PROJECTS

Currently Critical  Immediate to Two Years

EXIT SIGN AND EGRESS LIGHTING UPGRADE

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 - 2006 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 10/27/1999 and 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

Total Construction Cost for Priority 1 Projects: $3,500

Project Index #: 0352SFT2

Construction Cost $3,500

PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical  Two to Four Years

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 are cleaning and sealing the brick masonry, painting the wood panels, soffits and eaves 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 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

Total Construction Cost for Priority 2 Projects: $102,415

Project Index #: 0352EXT2

Construction Cost $27,415

HVAC EQUIPMENT REPLACEMENT

The HVAC system has been converted from the central plant steam system to a temporary boiler and chiller with a cooling tower. Funding has been approved to replace the existing chiller and cooling tower, but had not been done at the time of the most recent survey. The large air handler in the basement is also scheduled to be replaced, but was still there in 2012. This project recommends installing a new HVAC system for the building with more energy efficient equipment controlled by an energy management system. The estimate includes removal and disposal of the existing HVAC units and all required connections to utilities.

Total Construction Cost for Priority 2 Projects: $75,000

Project Index #: 0352ENR1

Construction Cost $75,000
PRIORITY CLASS 3 PROJECTS

Long-Term Needs Four to Ten Years

TOTAL CONSTRUCTION COST FOR PRIORITY 3 PROJECTS: $31,165

INTERIOR FINISHES

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.

WATER HEATER REPLACEMENT

There is a 50 gallon electric water heater in the basement. 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 5-6 years. It is recommended that a new gas-fired water heater be installed for more efficient use of energy. This estimate includes: 50 feet of gas pipe, fittings, couplers, and labor for installation. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

- Gross Area (square feet): 5,483
- Year Constructed: 1967
- Exterior Finish 1: 90% Brick Masonry
- Exterior Finish 2: 10% Glass and Aluminum
- Number of Levels (Floors): 1
- Basement? No
- IBC Occupancy Type 1: 100% B
- IBC Occupancy Type 2: %
- Construction Type: Brick Masonry and Steel
- IBC Construction Type: V-B
- Percent Fire Suppressed: 100%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $3,500 Project Construction Cost per Square Foot: $25.00
- Priority Class 2: $102,415 Total Facility Replacement Construction Cost: $1,645,000
- Priority Class 3: $31,165 Facility Replacement Cost per Square Foot: $300
- Grand Total: $137,080 FCNI: 8%

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The Warehouse / Purchasing building is a concrete masonry unit and steel structure with a single-ply membrane roof on a concrete slab/foundation. This facility contains a large warehouse area for all NNAMHS campus operations, a grounds shop and paint shop. The building is heated by ceiling mounted gas fired heating units. There are 6 evaporative coolers which also serve the building. The interior finishes are a mix of CMU, painted CMU, painted gypsum board and sealed concrete for the floor. There are fire sprinklers and an alarm system but the facility lacks ADA compliance. The building is in good shape.

**PRIORITY CLASS 1 PROJECTS**

**ADA RESTROOM UPGRADE**
The building does not have an accessible restroom. 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, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

**EGRESS DOOR HARDWARE UPGRADE**
The egress door located on north west side of the building was locked shut from the inside with deadbolt hardware. IBC 2006 section 1008.1.8.4 prohibits manually operated flush bolts or surface bolts on egress doors. This project would provide for the purchase and installation of emergency panic hardware to be installed on the door and removing the deadbolt locking hardware.

**PRIORITY CLASS 2 PROJECTS**

**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 are cleaning and sealing the concrete masonry units 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.

**INTERIOR FINISHES**
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.

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ROOF REPLACEMENT

The roof on this building was in poor condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1995. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion thereof was previously recommended in the FCA report dated 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

CONSTRUCTION COST

$115,704

Project Index #: 0348EXT2

WINDOW REPLACEMENT

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 4 units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 9,642
Year Constructed: 1971
Exterior Finish 1: 100 % Concrete Masonry U
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 and Steel
IBC Construction Type: III-A
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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<td>Priority Class 3:</td>
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<td>Grand Total:</td>
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<td>FCNI: 7%</td>
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</tbody>
</table>

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The Generator Building is a concrete masonry unit structure with a single-ply roofing system on a concrete slab/foundation. The building contains the emergency generator and switchgear for the NNAMHS campus. The facility and equipment are in fair shape.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
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</thead>
<tbody>
<tr>
<td>0347SFT1</td>
<td>$1,000</td>
<td>$1,000</td>
</tr>
</tbody>
</table>

**EXIT SIGN & EGRESS LIGHTING UPGRADE**

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 - 2006 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
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</thead>
<tbody>
<tr>
<td>0347SIT1</td>
<td>$2,000</td>
<td>$510,820</td>
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</tbody>
</table>

**BOLLARD INSTALLATION**

There is a 2,000 gallon diesel tank above ground with no bollards for protection. This project would provide funding for 4 eight inch diameter bollards filled with concrete to be located on each corner of the tank.

This project or a portion thereof was previously recommended in the FCA report dated 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

**ELECTRICAL EQUIPMENT REPLACEMENT**

The main electrical switchgear in the building is over 30 years old and should be scheduled for replacement. Staff noted at the time of the survey that the equipment will cost between $250,000 and $500,000 to replace. The equipment was working at the time of the survey, but it is vital to the needs of the campus and therefore should be scheduled for replacement. This project would replace the main switchgear and associated electrical equipment in the building.

**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 are cleaning and sealing the concrete masonry units and caulking of the 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 10/29/1999 and 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.
PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $18,000

Long-Term Needs

Four to Ten Years

Project Index #: 0347LGT1

Construction Cost: $18,000

LONG TERM NEEDS

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance and is based on a 10 year planning cycle.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

This project or a portion there of was previously recommended in the FCA report dated 10/29/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/29/2006. Reassigned to more specific projects.

BUILDING INFORMATION:

Gross Area (square feet): 1,764
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 % F-2
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Units and Steel
IBC Construction Type: III-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
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<tr>
<td>Priority Class 1:</td>
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<td>Grand Total:</td>
<td>$529,820</td>
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<td>120%</td>
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</table>
The Group Home is a brick masonry structure with wood accents and trim on a concrete foundation. The roof is an asphalt composition shingle which was recently redone. The duplex contains bedrooms, bathrooms, living space and a kitchen/utility area. There are fire sprinklers in the building but it is not ADA compliant. The facility is in fair shape, considering the age.

**GROUP HOME - BUILDING #15**

**SPWD Facility Condition Analysis - 0343**

**Survey Date:** 6/5/2012

**SPWD Facility Condition Analysis**

**Health & Human Services**

**Site number:** 9985

**GROUP HOME - BUILDING #15**

**BUILDING REPORT**

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
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</thead>
<tbody>
<tr>
<td><strong>Total Construction Cost for Priority 1 Projects:</strong></td>
<td><strong>$65,000</strong></td>
</tr>
</tbody>
</table>

**ACCESSIBLE BUILDING ENTRANCE**

The building has steps leading into the main entrance which do not comply with accessibility requirements and are missing handrails. The entry door has a threshold and hardware that do not meet the requirements for accessibility. This building is required to have an accessible entrance per the Americans with Disabilities Act (ADA) regulations. This project would provide for an accessible ramp to access the building, handrails, curbing, and replacement of the door hardware and threshold to meet the ADA Accessibility Guidelines. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

**ADA INTERIOR UPGRADE**

The family room in this building is accessed by stepping down two steps. A physically challenged person cannot access the kitchen or living room from the family room. It is recommended that an ADA compliant ramp be installed in place of the steps. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 11/05/1999 and 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

**ADA RESTROOM REMODEL**

The building does not have an accessible restroom. 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, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION**

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.
SMOKE DETECTOR INSTALLATION

The 2006 IBC and 2006 IFC, section 907.2.10.1.2 requires smoke detectors in dwelling units be installed in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the building wiring with a battery backup. This project would provide funding for the purchase and installation of smoke detectors. This project or a portion thereof was previously recommended in the FCA report dated 11/05/1999 and 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical

TOTAL CONSTRUCTION COST FOR PRIORITY 2 PROJECTS: $80,872

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 cleaning and sealing the unpainted walls, painting the painted 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 11/05/1999 and 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

FLOORING REPLACEMENT

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.

HVAC EQUIPMENT REPLACEMENT

The existing HVAC system consists of wall mounted hydronic heaters and window mounted evaporative coolers. This project would provide for replacing the existing equipment with exterior ground mounted packaged units that provide natural gas-fired heating as well as air conditioning. Ducting and vents will need to be installed in either the attic or the crawlspace as well. This project 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 report dated 11/05/1999 and 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

INTERIOR FINISHES

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 11/05/1999 and 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

WINDOW REPLACEMENT

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. Some of the windows have broken seals and are difficult to operate. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 17 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 11/05/1999 and 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.
BUILDING INFORMATION:

Gross Area (square feet): 2,117
Year Constructed: 1949
Exterior Finish 1: 90 % Brick Masonry
Exterior Finish 2: 10 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % R-4
IBC Occupancy Type 2: %
Construction Type: Brick Masonry and Wood
IBC Construction Type: V-B
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1</th>
<th>Priority Class 2</th>
<th>Priority Class 3</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
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<td>$68.91</td>
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</table>
State of Nevada / Health & Human Services

BUILDING #8

SPWD Facility Condition Analysis - 0340
Survey Date: 6/5/2012

BUILDING #8

BUILDING REPORT

Building #8 is an uninsulated brick masonry and steel structure with a single-ply roofing system on a concrete slab/foundation. There are support offices, storage rooms and conference areas along with Men's and Women's restrooms. The facility is only partially occupied and the interior finishes are in good condition. There are fire sprinklers and alarms and it is partially ADA compliant. It has a stand alone HVAC system consisting of boilers, heat exchangers, chillers and a cooling tower.

<table>
<thead>
<tr>
<th>PRIORITY CLASS 1 PROJECTS</th>
<th>Total Construction Cost for Priority 1 Projects: $19,000</th>
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</thead>
<tbody>
<tr>
<td>Currently Critical</td>
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</table>

**ADA RESTROOM UPGRADE**

The Adolescent Services section of the building does not have an accessible restroom. 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, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>0340ADA2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$15,000</td>
</tr>
</tbody>
</table>

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**

The Adolescent Services section of the building contains a water fountain. The 2006 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/low ADA drinking fountain. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>0340ADA3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$4,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PRIORITY CLASS 2 PROJECTS</th>
<th>Total Construction Cost for Priority 2 Projects: $363,195</th>
</tr>
</thead>
<tbody>
<tr>
<td>Necessary - Not Yet Critical</td>
<td>Two to Four Years</td>
</tr>
</tbody>
</table>

**CARPET REPLACEMENT**

The carpet in the Adolescent Services section of 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. The estimate is based on replacing approximately 6,000 square feet of carpet.

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>0340INT3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$36,000</td>
</tr>
</tbody>
</table>

**EXTERIOR DOOR REPLACEMENT**

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

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>0340EXT3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$129,195</td>
</tr>
</tbody>
</table>

**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 are cleaning and sealing the brick masonry, painting the painted finishes 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.
LIGHTING UPGRADE

Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient. This project will upgrade lighting fixtures to T-8s with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. This project or a portion thereof was previously recommended in the FCA report dated 10/28/1999. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/27/2006. Project complete.

WATER HEATER REPLACEMENT

There are two 80 gallon gas-fired water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 3-4 years. It is recommended that two new gas-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

WINDOW REPLACEMENT

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 approximately 85 units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $129,195

INTERIOR FINISHES

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 6-8 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): 25,839
Year Constructed: 1958
Exterior Finish 1: 100 % Brick Masonry
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Brick Masonry and Steel
IBC Construction Type: III-A
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $19,000 Project Construction Cost per Square Foot: $19.79
Priority Class 2: $363,195 Total Facility Replacement Construction Cost: $7,752,000
Priority Class 3: $129,195 Facility Replacement Cost per Square Foot: $300
Grand Total: $511,390 FCNI: 7%
The Group Home is a brick masonry building with a new asphalt composition hip roof and a concrete slab/foundation. The center of the roof contains a single-ply membrane roof well which contains the HVAC packaged units. The interior contains a "duplex style" layout including bedrooms, bathrooms, living spaces, kitchen/dining areas and a central administrative office area. There are also two wood burning masonry fireplaces. The building is not ADA compliant but does have a fire alarm and sprinkler system. The facility was not occupied during the 2012 survey.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $47,000

**Currently Critical**

**Immediate to Two Years**

**ADA RESTROOM REMODEL**

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of two restrooms is necessary. This project would provide funding for construction of two unisex accessible restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

*Project Index #: 0334ADA1*

*Construction Cost: $30,000*

**ADA SIGNAGE**

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. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/28/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

*Project Index #: 0334ADA4*

*Construction Cost: $1,500*

**LEVER HARDWARE INSTALLATION**

Section 4.13.9 of the Americans with Disabilities Act Accessibility 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. It is recommended that compliant hardware be installed in this building to meet these guidelines. This project would provide for the purchase and installation of 15 lever action hardware to be placed on all the interior doors.

This project or a portion thereof was previously recommended in the FCA report dated 06/28/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

*Project Index #: 0334ADA3*

*Construction Cost: $7,500*

**SKYLIGHT REPLACEMENT**

There are two 8’x8’ acrylic sky-lights located on the roof. Both units have cracks in them that are allowing water to penetrate inside during rain or snow events. This project would provide for the removal, disposal and replacement of two acrylic skylight units. Minor roof repairs are included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/28/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

*Project Index #: 0334EXT4*

*Construction Cost: $8,000*
PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical Two to Four Years

Total Construction Cost for Priority 2 Projects: $151,055

<table>
<thead>
<tr>
<th>Project</th>
<th>Description</th>
<th>Construction Cost</th>
<th>Index #</th>
</tr>
</thead>
<tbody>
<tr>
<td>HVAC EQUIPMENT REPLACEMENT</td>
<td>The HVAC system was installed in 1999 and should be scheduled for replacement. It consists of roof mounted packaged units and window mounted evaporative coolers. The system is not energy efficient and has reached the end of its expected and useful life. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. 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 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 report dated 06/28/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.</td>
<td>$52,370</td>
<td>0334HVA3</td>
</tr>
<tr>
<td>INTERIOR FINISHES</td>
<td>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 reports dated 10/29/1999 and 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.</td>
<td>$26,185</td>
<td>0334INT1</td>
</tr>
<tr>
<td>KITCHEN REMODEL</td>
<td>The two kitchens are in fair to poor condition. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. This project recommends the replacement of the existing kitchen cabinets, counters, fixtures and equipment with mid range, high quality components.</td>
<td>$30,000</td>
<td>0334INT2</td>
</tr>
<tr>
<td>ROOF HATCH</td>
<td>The roof hatch is broken and needs to be replaced. This project would provide for the purchase and installation of a new roof hatch. This estimate includes removal and disposal of the existing damaged hatch and any patching and/or repairs to the roof membrane.</td>
<td>$2,500</td>
<td>0334EXT3</td>
</tr>
<tr>
<td>WINDOW REPLACEMENT</td>
<td>The windows are original, dual 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 approximately 40 units. Removal and disposal of the existing windows is included in this estimate.</td>
<td>$40,000</td>
<td>0334ENR2</td>
</tr>
</tbody>
</table>

PRIORITY CLASS 3 PROJECTS

Long-Term Needs Four to Ten Years

Total Construction Cost for Priority 3 Projects: $26,185

<table>
<thead>
<tr>
<th>Project</th>
<th>Description</th>
<th>Construction Cost</th>
<th>Index #</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR FINISHES</td>
<td>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 5-6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.</td>
<td>$26,185</td>
<td>0334EXT5</td>
</tr>
</tbody>
</table>

06-Nov-12  Page 30 of 54
BUILDING INFORMATION:

Gross Area (square feet): 5,237
Year Constructed: 1977
Exterior Finish 1: 100 % Brick Masonry
Exterior Finish 2: %

Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % R-4
IBC Occupancy Type 2: %
Construction Type: Brick masonry, wood and steel
IBC Construction Type: V-A
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $47,000 Project Construction Cost per Square Foot: $42.82
Priority Class 2: $151,055 Total Facility Replacement Construction Cost: $1,178,000
Priority Class 3: $26,185 Facility Replacement Cost per Square Foot: $225
Grand Total: $224,240 FCNI: 19%
GROUP HOME - BUILDING #8B

BUILDING REPORT

The Group Home is a brick masonry building with a new asphalt composition hip roof and a concrete slab/ foundation. The center of the roof contains a single-ply membrane roof well which contains the HVAC packaged units. The interior contains a "duplex style" layout including bedrooms, bathrooms, living spaces, kitchen / dining areas and a central administrative office area. There are also two wood burning masonry fireplaces. The building is not ADA compliant but does have a fire alarm and sprinkler system.

PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Total Construction Cost for Priority 1 Projects: $39,500</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA RESTROOM REMODEL</td>
<td>Project Index #: 0333ADA5</td>
<td>Construction Cost $30,000</td>
</tr>
<tr>
<td>ADA SIGNAGE</td>
<td>Project Index #: 0333ADA4</td>
<td>Construction Cost $1,500</td>
</tr>
<tr>
<td>LEVER HARDWARE INSTALLATION</td>
<td>Project Index #: 0333ADA3</td>
<td>Construction Cost $7,500</td>
</tr>
<tr>
<td>ROOF CLEANING / REPAIRS</td>
<td>Project Index #: 0333EXT2</td>
<td>Construction Cost $500</td>
</tr>
</tbody>
</table>

ADA RESTROOM REMODEL

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of two restrooms is necessary. This project would provide funding for construction of two unisex accessible restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

ADA SIGNAGE

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. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

LEVER HARDWARE INSTALLATION

Section 4.13.9 of the Americans with Disabilities Act Accessibility 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. It is recommended that compliant hardware be installed in this building to meet these guidelines. This project would provide for the purchase and installation of 15 lever action hardware to be placed on all the interior doors.

ROOF CLEANING / REPAIRS

The roof on this building was in fair condition at the time of the survey. The roof has a few seams that need to be sealed and miscellaneous debris and dirt though out. This project would provide funding to seal the seams and clean off the dirt and debris from the roof. The removal of debris and cleaning must be in conformance with the roofing manufacture's specifications so as not to void the warranty. This project applies to the single-ply membrane portion of the roof.
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 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 5-6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0333EXT4
Construction Cost $26,185

HVAC EQUIPMENT REPLACEMENT

The HVAC system was installed in 1999 and should be scheduled for replacement. It consists of roof mounted packaged units and window mounted evaporative coolers. The system is not energy efficient and has reached the end of its expected and useful life. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. 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 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 report dated 06/28/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

Project Index #: 0333HVA2
Construction Cost $52,237

INTERIOR FINISHES

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 reports dated 10/29/1999 and 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

Project Index #: 0333INT1
Construction Cost $26,185

KITCHEN REMODEL

The two kitchens are in fair to poor condition. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. This project recommends the replacement of the existing kitchen cabinets, counters, fixtures and equipment with mid range, high quality components.

Project Index #: 0333INT2
Construction Cost $30,000

ROOF HATCH

The roof hatch is broken and needs to be replaced. This project would provide for the purchase and installation of a new roof hatch. This estimate includes removal and disposal of the existing damaged hatch and any patching and / or repairs to the roof membrane.

Project Index #: 0333EXT3
Construction Cost $2,500

SKYLIGHT REPLACEMENT

There are two 8’x8’ acrylic sky-light units located on the roof. Both units have cracks in them that are allowing water to penetrate inside during rain or snow events. This project would provide for the removal, disposal and replacement of two acrylic skylight units. Minor roof repairs are included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/28/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

Project Index #: 0333EXT5
Construction Cost $8,000

WINDOW REPLACEMENT

The windows are original, dual 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 approximately 40 units. Removal and disposal of the existing windows is included in this estimate.

Project Index #: 0333ENR2
Construction Cost $40,000
BUILDING INFORMATION:

Gross Area (square feet): 5,237
Year Constructed: 1977
Exterior Finish 1: 100 % Brick Masonry
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % R-4
IBC Occupancy Type 2: %
Construction Type: Brick masonry, wood and steel
IBC Construction Type: V-A
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot: $42.89</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1</td>
<td>$39,500</td>
<td></td>
</tr>
<tr>
<td>Priority Class 2</td>
<td>$185,107</td>
<td>Total Facility Replacement Construction Cost: $1,178,000</td>
</tr>
<tr>
<td>Priority Class 3</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot: $225</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$224,607</td>
<td>FCNI: 19%</td>
</tr>
</tbody>
</table>
LAB / PHARMACY - BUILDING #3
BUILDING REPORT

Typical of buildings from this era (1925) the building is not insulated and the windows are single pane. This building also has many needs with its utilities and issues with ADA code compliance and seismic upgrades. The building is in fair shape, considering the age. The building was vacant during the 2012 survey.

### PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>currently Critical</td>
<td>$75,000</td>
</tr>
<tr>
<td>Immediate to Two Years</td>
<td></td>
</tr>
</tbody>
</table>

#### ADA RESTROOM UPGRADE

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling one Men's and one Women's restrooms into ADA compliant restrooms. The items to be addressed may include sinks, toilets, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

**Project Index #: 0331ADA2**

**Construction Cost $60,000**

#### ADA SIGNAGE

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. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

**Project Index #: 0331ADA6**

**Construction Cost $2,500**

#### DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

This building contains a water fountain on each floor. The 1st and 2nd floor drinking fountains are not accessible. The 2006 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of two new accessible fixed high/ low ADA drinking fountains for the 1st and 2nd floor. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

**Project Index #: 0331ADA5**

**Construction Cost $8,000**

#### EXIT SIGN & EGRESS LIGHTING UPGRADE

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 - 2006 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 10/27/1999 and 06/26/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

**Project Index #: 0331SFT2**

**Construction Cost $4,000**

#### ROOF CLEANING / REPAIRS

The roof on this building was in fair condition at the time of the survey. The roof has a few seams that need to be sealed and miscellaneous debris and dirt though out. This project would provide funding to seal the seams and clean off the dirt and debris from the roof. The removal of debris and cleaning must be in conformance with the roofing manufacture's specifications so as not to void the warranty. This project applies to the single-ply membrane portion of the roof.

**Project Index #: 0331EXT4**

**Construction Cost $500**
CEILING SYSTEM REPLACEMENT

The majority of the building has a suspended acoustical tile ceiling system. The t-bar framing is old, bent and rusted in many areas and many ceiling tiles are damaged and stained. This project would provide for the replacement of the suspended acoustical tile ceiling system including the framing, acoustical tile and seismic bracing assemblies. Removal and disposal of the existing ceiling system is included in this estimate.

ELECTRICAL UPGRADE

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. The electrical system within the building has been retrofitted and rewired as the needs of the agency have changed over the years. There are numerous safety issues, missing duplex covers, and painted receptacles that need to be repaired. It is recommended the entire system be upgraded to meet the evolving needs of the building including rewiring, replacing switches and panels and adding additional capacity. This project or a portion thereof was previously recommended in the FCA reports dated 10/27/1999 and 06/26/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

ELEVATOR REPAIRS

This building has an elevator, but it has been out of service for some time, and it does not comply with ADA standards. This project would provide funding to repair the elevator to improve maintenance, facilitate control of this building and comply with the ICC/ANSI A117.1998 Section 407. These repairs are to include but not limited to updating the control panel, door reversing light beams, call button, hall station upgrades, and a hands-free telephone.

EXTERIOR DOOR REPLACEMENT

There are four exterior metal doors that 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 four metal door assemblies with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate. The storefront door and window systems are not included in this project.

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 are cleaning and sealing the brick masonry and concrete accents and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

FLOORING REPLACEMENT

The VCT (vinyl composite tile), sheet vinyl and ceramic tile 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 and heavy duty commercial grade carpet in the next 2-3 years. Asbestos testing and abatement is NOT included in this estimate if required.

INTERIOR FINISHES

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 10/27/1999 and 06/26/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.
The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. Staff reported that these windows are difficult to open and do not seal properly. Several windows allow water to penetrate to the interior. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of approximately 100 units including costs associated with a two story structure. 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 06/26/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

BUILDING INFORMATION:

Gross Area (square feet): 15,344
Year Constructed: 1925
Exterior Finish 1: 100 % Brick Masonry
Exterior Finish 2: %
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 50 % I-1.1
IBC Occupancy Type 2: 50 % B
Construction Type: Brick masonry, steel and concrete
IBC Construction Type: III-A
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $75,000 Project Construction Cost per Square Foot: $67.37
Priority Class 2: $958,792 Total Facility Replacement Construction Cost: $4,603,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $300
Grand Total: $1,033,792 FCNI: 22%
GROUP HOME - BUILDING #8A

BUILDING REPORT

The Adolescent Group Home is a brick masonry building with a new asphalt composition hip roof and a concrete slab/foundation. The center of the roof contains a single-ply membrane roof well which contains the HVAC packaged units. The interior contains a "duplex style" layout including bedrooms, bathrooms, living spaces, kitchen/dining areas and a central administrative office area. There are also two wood burning masonry fireplaces. The building is in fair to good shape.

PRIORITY CLASS 1 PROJECTS

**Total Construction Cost for Priority 1 Projects:** $48,500

**Currently Critical**

**Immediate to Two Years**

### ADA RESTROOM REMODEL

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of two restrooms is necessary. This project would provide funding for construction of two unisex accessible restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

*Project Index #: 0330ADA1*

*Construction Cost: $30,000*

### ADA SIGNAGE

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. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/28/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

*Project Index #: 0330ADA4*

*Construction Cost: $2,500*

### LEVER HARDWARE INSTALLATION

Section 4.13.9 of the Americans with Disabilities Act Accessibility 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. It is recommended that compliant hardware be installed in this building to meet these guidelines. This project would provide for the purchase and installation of 15 lever action hardware to be placed on all the interior doors.

This project or a portion thereof was previously recommended in the FCA report dated 06/28/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

*Project Index #: 0330ADA3*

*Construction Cost: $7,500*

### ROOF CLEANING / REPAIRS

The roof on this building was in fair condition at the time of the survey. The roof has a few seams that need to be sealed and miscellaneous debris and dirt though out. This project would provide funding to seal the seams and clean off the dirt and debris from the roof. The removal of debris and cleaning must be in conformance with the roofing manufacture's specifications so as not to void the warranty. This project applies to the single-ply membrane portion of the roof.

*Project Index #: 0330EXT2*

*Construction Cost: $500*
SKYLIGHT REPLACEMENT

There are two 8’x8’ acrylic sky-lights located on the roof. Both units have cracks in them that are allowing water to penetrate inside during rain or snow events. This project would provide for the removal, disposal and replacement of two acrylic skylight units. Minor roof repairs are included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/28/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

PRIORITY CLASS 2 PROJECTS

PRICING

The HVAC system was installed in 1999 and should be scheduled for replacement. It consists of roof mounted packaged units and window mounted evaporative coolers. The system is not energy efficient and has reached the end of its expected and useful life. Also, the air conditioner compressor is not functioning. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. 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 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 report dated 06/28/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

INTERIOR FINISHES

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 reports dated 10/29/1999 and 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

KITCHEN REMODEL

The two kitchens are in fair to poor condition. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. This project recommends the replacement of the existing kitchen cabinets, counters, fixtures and equipment with mid range, high quality components.

ROOF HATCH

The roof hatch is broken and needs to be replaced. This project would provide for the purchase and installation of a new roof hatch. This estimate includes removal and disposal of the existing damaged hatch and any patching and/or repairs to the roof membrane.

WINDOW REPLACEMENT

The windows are original, dual 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 approximately 40 units. Removal and disposal of the existing windows is included in this estimate.
PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $26,185

Long-Term Needs Four to Ten Years

EXTERIOR FINISHES

Project Index #: 0330EXT5
Construction Cost $26,185

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 5-6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

- Gross Area (square feet): 5,237
- Year Constructed: 1977
- Exterior Finish 1: 100% Brick Masonry
- Exterior Finish 2: 
- Number of Levels (Floors): 1 Basement? No
- IBC Occupancy Type 1: 100% R-4
- IBC Occupancy Type 2: 
- Construction Type: Brick masonry, wood and steel
- IBC Construction Type: V-A
- Percent Fire Suppressed: 100%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Construction Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
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</table>
Building No. 4, a brick masonry and steel structure is a two level structure with a basement. The facility is in fair to poor shape and is showing its age. The interior finishes are worn, and the building is lacking ADA accessibility including restrooms.

### PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
<th>$160,800</th>
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</thead>
</table>

#### ADA UPGRADES

Restrooms are present in this building. They do not fully meet the Americans with Disabilities Act (ADA) regulations. One existing restroom is designated as an ADA restroom but it does not comply. The minimum turning radius required cannot be achieved in the current configuration. The staff restroom should be converted to an ADA accessible unisex restroom with all new fixtures. This would be the most economical.

The second level Men's and Women's restrooms do not comply and either do the showers. These restrooms should be remodeled for compliance to ADA accessibility requirements.

This building contains a water fountain. The 2006 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. It is recommended this fountain be replaced.

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 these criteria. It is recommended that applicable signage be replaced and/or relocated to comply with ADA requirements.

This project or a portion thereof was previously recommended in the FCA reports dated 10/27/1999 and 06/26/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

#### EXIT SIGN & EGRESS LIGHTING UPGRADE

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 - 2006 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 10/27/1999 and 06/26/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

#### JANITORS CLOSET REPAIRS

The mop sinks in the Janitors Closets are mounted adjacent to gypsum board and are showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish. Typical of two Janitors Closets.

This project or a portion thereof was previously recommended in the FCA report dated 06/26/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.
ROOF CLEANING / REPAIRS

The roof on this building was in fair condition at the time of the survey. The roof has a few seams that need to be sealed and miscellaneous debris and dirt through out. This project would provide funding to seal the seams and clean off the dirt and debris from the roof. The removal of debris and cleaning must be in conformance with the roofing manufacturer's specifications so as not to void the warranty.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $1,085,000

Necessary - Not Yet Critical Two to Four Years

CEILING SYSTEM REPLACEMENT

The majority of the building has a suspended acoustical tile ceiling system. The t-bar framing is old, bent and rusted in many areas and many ceiling tiles are damaged and stained. This project would provide for the replacement of the suspended acoustical tile ceiling system including the framing, acoustical tile and seismic bracing assemblies. Removal and disposal of the existing ceiling system is included in this estimate.

EXTERIOR DOOR REPLACEMENT

There are six exterior metal doors that 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 six metal door assemblies with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate. The storefront door and window systems are not included in this project.

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 are cleaning and sealing the brick masonry and concrete accents and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

FLOORING REPLACEMENT

The VCT (vinyl composite tile) and carpet 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 and heavy duty commercial grade carpet in the next 2-3 years. Additional costs are included for the possibility of asbestos abatement. This project or a portion thereof was previously recommended in the FCA report dated 06/26/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

HVAC EQUIPMENT REPLACEMENT

The HVAC system was installed over 30 years ago and should be scheduled for replacement. It consists of roof mounted heat pumps which cause consistent maintenance problems. The system is not energy efficient and has reached the end of its expected and useful life. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. 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 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 report dated 10/27/1999 and 06/26/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.
INTERIOR FINISHES

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 reports dated 10/27/1999 and 06/26/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

Project Index #: 0329INT1
Construction Cost $96,625

WINDOW REPLACEMENT

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. Staff reported that these windows are difficult to open and do not seal properly. Several windows allow water to penetrate to the interior. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of approximately 100 units including costs associated with a two story structure. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA reports dated 10/27/1999 and 06/26/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

Project Index #: 0329EXT1
Construction Cost $150,000

BUILDING INFORMATION:

Gross Area (square feet): 19,325
Year Constructed: 1961
Exterior Finish 1: 60 % Brick Masonry
Exterior Finish 2: 40 % Glass and Aluminum
Number of Levels (Floors): 2 Basement? Yes
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Brick masonry, concrete and steel
IBC Construction Type: III-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1 | $160,800 | Project Construction Cost per Square Foot: $64.47 |
| Priority Class 2 | $1,085,000 | Total Facility Replacement Construction Cost: $5,798,000 |
| Priority Class 3 | $0 | Facility Replacement Cost per Square Foot: $300 |
| Grand Total: | $1,245,800 | FCNI: 21% |
LIBRARY/MEETING ROOMS - BUILDING #2A

BUILDING REPORT

Building 2-A is a brick masonry and wood framed structure with a wood shingle roof on a concrete slab/foundation. There is a single-ply membrane roof well in the center that contains the roof top HVAC equipment. The facility contains the library, CORE program and Outpatient Services. The facility is in fair shape and is not ADA accessible.

PRIORITY CLASS 1 PROJECTS

Currently Critical

Total Construction Cost for Priority 1 Projects: $45,000

Immediate to Two Years

ADA RESTROOM UPGRADE

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. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0328ADA2
Construction Cost $30,000

ADA SIGNAGE

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. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0328ADA3
Construction Cost $1,500

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

This building contains a water fountain. The 2006 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/low ADA drinking fountain. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0328ADA4
Construction Cost $4,000

EXIT SIGN & EGRESS LIGHTING UPGRADE

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 - 2006 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 10/27/1999 and 06/26/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

Project Index #: 0328SFT1
Construction Cost $2,000

LEVER HARDWARE INSTALLATION

Section 4.13.9 of the Americans with Disabilities Act Accessibility 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. It is recommended that compliant hardware be installed in this building to meet these guidelines.

Project Index #: 0328ADA5
Construction Cost $7,500
PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $125,013

Necessary - Not Yet Critical Two to Four Years

CEILING SYSTEM REPLACEMENT

The Meeting Room on the north side of the building has a suspended acoustical tile ceiling system that is old and should be scheduled for replacement. The t-bar framing is bent in some areas and many ceiling tiles are damaged and stained. This project would provide for the replacement of the suspended acoustical tile ceiling system including the framing, acoustical tile and seismic bracing assemblies. Removal and disposal of the existing ceiling system is included in this estimate.

Project Index #: 0328INT3
Construction Cost $10,000

INTERIOR FINISHES

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.

Project Index #: 0328INT2
Construction Cost $27,945

ROOF REPLACEMENT

The single ply membrane roof and the wood shingle roof on this building were 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 single ply membrane and 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 thereof was previously recommended in the FCA report dated 06/26/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

Project Index #: 0328EXT4
Construction Cost $67,068

WINDOW REPLACEMENT

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 approximately 20 units. Removal and disposal of the existing windows is included in this estimate.

Project Index #: 0328ENR1
Construction Cost $20,000

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $111,780

Long-Term Needs Four to Ten Years

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 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 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0328EXT5
Construction Cost $27,945

HVAC EQUIPMENT REPLACEMENT

The roof mounted HVAC unit was installed in 1999 and should be scheduled for replacement. The system is not energy efficient and has reached the end of its expected and useful life. This project would provide for installation of a new HVAC unit and cleaning of the existing duct work and grilles. 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 includes removal and disposal of the existing HVAC units and all required connections to utilities.

Project Index #: 0328ENR2
Construction Cost $83,835

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BUILDING INFORMATION:

- Gross Area (square feet): 5,589
- Year Constructed: 1977
- Exterior Finish 1: 90% Brick masonry
- Exterior Finish 2: 10% Glass and Aluminum
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 50% A-3
- IBC Occupancy Type 2: 50% B
- Construction Type: Brick masonry, wood and steel
- IBC Construction Type: III-A
- Percent Fire Suppressed: 100%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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CANTEEN - DROP-IN CENTER - BUILDING #2

BUILDING REPORT

Building 2 is a painted concrete masonry unit and steel framed structure with a single-ply roof membrane on a concrete slab/ foundation. It contains the Canteen, CAC and a large gymnasium/ drop-in center. The facility is showing signs of its age. The finishes are in fair condition and there is some obsolete theater equipment that is no longer being used. Some ADA improvements are needed to make this building compliant with ADA guidelines. The structure appears to be in fair shape.

PRIORITY CLASS 1 PROJECTS

Currently Critical

Total Construction Cost for Priority 1 Projects: $5,000

EXIT SIGN & EGRESS LIGHTING UPGRADE

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 - 2006 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 10/27/1999 and 06/26/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical

Total Construction Cost for Priority 2 Projects: $749,638

ELECTRICAL UPGRADE

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. Numerous safety issues, missing duplex covers, and painted receptacles are present. It is recommended the entire system be upgraded to meet the evolving needs of the building including a comprehensive rewiring and replacement of outdated and failing outlets, switches and panels, and adding additional capacity for anticipated needs.

This project or a portion thereof was previously recommended in the FCA report dated 06/26/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

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 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.

FLOORING REPLACEMENT

The sheet vinyl flooring in the gymnasium is damaged and reaching the end of its useful life. The gymnasium is the main indoor recreational facility on the site. It is a multi-purpose room where games can be played or different types of gatherings may occur. 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 in the next 2-3 years.

This project or a portion thereof was previously recommended in the FCA reports dated 10/27/1999 and 06/26/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.
HVAC REPLACEMENT

The roof top air handlers are more than 30 years old. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of two new multi-zone air handling units and two new single-zone air handling units 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. This work is currently recommended for the 2013 Capitol Improvement Program.

This project or a portion thereof was previously recommended in the FCA reports dated 10/27/1999 and 06/26/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

INTERIOR FINISHES

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 reports dated 10/27/1999 and 06/26/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

JANITORS CLOSET REPAIRS

The mop sink in the Janitors Closet is mounted adjacent to gypsum board and is showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54” above the floor finish.

ROOF REPLACEMENT

The roof on this building was in fair to poor condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed over 20 years ago. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.

SOFFIT REPLACEMENT

The exterior soffits around the building are weather beaten, broken and are showing signs of considerable wear. It appears that this type of suspended ceiling soffit is not holding up well against the inclement weather in this climate. This project would provide funding to replace the soffits with a more durable system.

PRIORITY CLASS 3 PROJECTS

Four to Ten Years

Total Construction Cost for Priority 3 Projects: $3,750

WATER HEATER REPLACEMENT

There is a 50 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 6-7 years. It is recommended that a new 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.

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**BUILDING INFORMATION:**

- Gross Area (square feet): 9,839
- Year Constructed: 1961
- Exterior Finish 1: 100 % Painted CMU
- Exterior Finish 2: %
- Number of Levels (Floors): 1  Basement? No
- IBC Occupancy Type 1: 80 % A-3
- IBC Occupancy Type 2: 20 % B
- Construction Type: Concrete masonry, steel and concrete
- IBC Construction Type: III-A
- Percent Fire Suppressed: 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
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<tbody>
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<td>Priority Class 1</td>
<td>$5,000</td>
<td>$77.08</td>
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<td>Priority Class 2</td>
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<td>Priority Class 3</td>
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<td>Grand Total</td>
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FCNI: 26%
This building is a two story brick masonry building that houses mostly offices for Administrative personnel, patient accounts, mental health court, personnel, program evaluation and billing / payroll services. The original portion of this building was built in the early 1920s and an addition constructed in 1962. Typical of buildings from this era the building is not insulated and the windows are single pane. It also does not meet current seismic related codes. This building also has many needs with its utilities and issues with ADA code compliance. Overall, the facility is in good shape.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: $361,500

Currently Critical

Immediate to Two Years

ADA RESTROOM UPGRADE

The staff restrooms near the Lobby 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. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

ADA SIGNAGE

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. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

BREAK ROOM REMODEL

The kitchenette and associated cabinets in the four employee break rooms are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, 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. ADA compliance according to NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.

DRINKING FOUNTAIN REPLACEMENT

This building contains water fountains on each floor that are not ADA compliant. The 2006 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 four drinking fountains to meet the ADA requirements, two on each floor.
ELEVATOR INSTALLATION

There is no elevator in the building to provide an accessible path of travel to the 2nd floor. This building is required to have an accessible path of travel to the 2nd floor if an employee with disabilities is stationed on the 2nd floor per the Americans with Disabilities Act (ADA) regulations. This project would provide for an accessible elevator to be installed to access the 2nd floor of the building. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0326ADA10
Construction Cost $250,000

EXIT SIGN & EGRESS LIGHTING UPGRADE

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 - 2006 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 02/06/2004 and 06/27/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

Project Index #: 0326SFT2
Construction Cost $7,000

INTERIOR STAIR HANDRAIL REPLACEMENT

The stair handrails are older and do not meet code for safety or accessibility. The gripping surfaces are incorrect and they are not continuous from the top to bottom landings. This project recommends the installation of handrails on both sides of the stairs, with proper returns and supports at three separate flights of stairs. Removal and disposal of the existing railing is included. NRS 338.180, 2006 IBC Chapter 10, Section 1012, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/27/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

Project Index #: 0326ADA2
Construction Cost $25,000

LEVER HARDWARE INSTALLATION

Section 4.13.9 of the Americans with Disabilities Act Accessibility 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. It is recommended that compliant hardware be installed on approximately 45 interior doors to meet these guidelines.

This project or a portion thereof was previously recommended in the FCA report dated 06/27/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

Project Index #: 0326ADA4
Construction Cost $22,500

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $1,803,360

Necessary - Not Yet Critical Two to Four Years

CEILING SYSTEM REPLACEMENT

The 2nd floor of this building has a suspended acoustical tile ceiling system. The t-bar framing is bent and damaged in many areas and a number of the ceiling tiles are damaged and stained. This project would provide for the replacement of the suspended acoustical tile ceiling system. Removal and disposal of the existing ceiling system is included in this estimate.

Project Index #: 0326INT4
Construction Cost $104,000
**ELECTRICAL UPGRADE**  
Project Index #: 0326ELE2  
Construction Cost $547,480

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. Numerous safety issues including non-GFCI outlets in restrooms or near sinks, missing duplex covers and painted receptacles are present. It is recommended the entire system be upgraded to meet the evolving needs of the building including a comprehensive rewiring and replacement of outdated and failing outlets, switches and panels, and adding additional capacity for anticipated needs.

This project or a portion thereof was previously recommended in the FCA report dated 02/06/2004 and 06/27/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

**EXTERIOR DOOR REPLACEMENT**  
Project Index #: 0326EXT5  
Construction Cost $20,000

The storefront system at the entrance and the exterior metal man 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 storefront system and all of the metal man doors except the new ADA door on the east side of the building with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

**EXTERIOR FINISHES**  
Project Index #: 0326EXT4  
Construction Cost $136,870

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 concrete accents 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.

**HVAC EQUIPMENT REPLACEMENT**  
Project Index #: 0326ENR1  
Construction Cost $410,610

The four HVAC roof top units were installed over 25 years ago. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of four new HVAC packaged units 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.

This project or a portion thereof was previously recommended in the FCA report dated 02/06/2004 and 06/27/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

**INTERIOR DOOR REPLACEMENT**  
Project Index #: 0326INT5  
Construction Cost $15,000

Five of the interior doors in this building are damaged and do not operate properly. 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 5 interior doors was used in this estimate.

**JANITORS CLOSET REPAIRS**  
Project Index #: 0326INT8  
Construction Cost $1,400

The mop sink in the Janitors Closet in Room 119 is mounted adjacent to gypsum board and is showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54” above the floor finish.

**RESTROOM REMODEL**  
Project Index #: 0326INT6  
Construction Cost $120,000

The eight restrooms in the north and south wings of the building are over 30 years old and in overall poor condition. The finishes, fixtures, cabinets, partitions, toilets and exhaust fans are showing signs of wear and deterioration. This project would provide for a complete remodel of the restrooms. The removal and disposal of the existing fixtures and finishes is included in this estimate.
ROOF REPLACEMENT

The roof on this building was in fair to poor condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed over 20 years ago. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion thereof was previously recommended in the FCA report dated 06/27/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

SHOWER ROOM REMODEL

The Men's and Women's shower rooms on the 2nd floor are over 30 years old and in overall poor condition. The finishes, fixtures and exhaust fans are showing signs of severe wear and deterioration. This project would provide for a complete remodel of the shower rooms. The removal and disposal of the existing fixtures and finishes is included in this estimate. If it is deemed unnecessary to provide shower facilities in the building, it is recommended to remove the showers and remodel the rooms into storage rooms or offices.

WINDOW REPLACEMENT

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 approximately 250 units. Removal and disposal of the existing windows is included in this estimate. Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

This project or a portion thereof was previously recommended in the FCA report dated 02/06/2004 and 06/27/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

BUILDING INFORMATION:

- Gross Area (square feet): 27,374
- Year Constructed: 1920
- Exterior Finish 1: 90 % Brick Masonry
- Exterior Finish 2: 10 % Glass and Aluminum
- Number of Levels (Floors): 2 Basement? Yes
- IBC Occupancy Type 1: 100 % B
- IBC Occupancy Type 2: %
- Construction Type: Brick masonry and concrete
- IBC Construction Type: II-A
- Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $361,500
- Priority Class 2: $1,803,360
- Priority Class 3: $0
- Grand Total: $2,164,860
- Project Construction Cost per Square Foot: $79.08
- Total Facility Replacement Construction Cost: $8,212,000
- Facility Replacement Cost per Square Foot: $300
- FCNI: 26%
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 341.201 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
Northern Nevada Adult Mental Health Services Site – FCA Site #9985
Description: Typical damaged sidewalk on site.

Northern Nevada Adult Mental Health Services Site – FCA Site #9985
Description: Typical AC paving in need of rehabilitation.
Northern Nevada Adult Mental Health Services Site – FCA Site #9985
Description: Typical damage to concrete planter / seat.

Central Kitchen – Building #26 – FCA Building #2725
Description: Exterior of the building.
Dini-Townsend Hospital – Building #25 – FCA Building #2449
Description: Exterior of the building.

Dini-Townsend Hospital – Building #25 – FCA Building #2449
Description: Mechanical Room.
Dini-Townsend Hospital – Building #25 – FCA Building #2449
Description: View of the nurses’ station.

Building #12 – Historical (Vacant) – FCA Building #2059
Description: Exterior of the building.
Group Home – Building #14 – FCA Building #1958
Description: Exterior of the building.

Gazebo – FCA Building #0976
Description: Exterior of the structure.
Gazebo Restroom – Building #27 – FCA Building #0521
Description: Exterior of the building.

Maintenance / Housekeeping – Building #22 – FCA Building #0353
Description: Exterior of the building and paved parking.
Maintenance / Housekeeping – Building #22 – FCA Building #0353
Description: Interior of the maintenance shop.

Medication Clinic – Building #5 – FCA Building #0352
Description: Exterior of the building.
Warehouse / Purchasing – Building #21 – FCA Building #0348
Description: Exterior of the building and paved parking.

Generator Building – Building #20 – FCA Building #0347
Description: Exterior of the building.
Group Home – Building #15 – FCA Building #0343
Description: Exterior of the building and paved parking.

Building #8 – FCA Building #0340
Description: Exterior of the building.
Building #10 – FCA Building #0339
Description: Exterior of the building.

Group Home – Building #8C – FCA Building #0334
Description: Exterior of the building.
Group Home #1 – Building #8B – FCA Building #0333
Description: Exterior of the building.

Lab / Pharmacy – Building #3 – FCA Building #0331
Description: Exterior of the building.
Group Home – Building #8A – FCA Building #0330
Description: Exterior of the building.

Building #4 – FCA Building #0329
Description: Interior of the building.
Library / Meeting Rooms – Building #2A – FCA Building #0328
Description: Exterior of the building.

Canteen – Drop In Center – Building #2 – FCA Building #0327
Description: Exterior of the building.
Administration – Building #1 – FCA Building #0326
Description: Exterior of the building.

Administration – Building #1 – FCA Building #0326
Description: Interior of the building.