

State of Nevada  
Department of Health and Human Services  
Division of Aging and Disability Services  
Facility Condition Analysis

# **SRC TRAINING & ADMIN, BLDG #600-601**

605 South 21st Street  
Sparks, Nevada 89431

**Building Number: 0322**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report distributed in October 2017

State of Nevada  
Department of Health and Human Services  
Division of Aging and Disability Services  
Facility Condition Analysis

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

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

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

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

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

**Class Definitions**

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

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

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

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

**PRIORITY CLASS 3 - (Four to Ten Years)**

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

Building Number: 0322

### Facility Condition Needs Index Report

<u>Index #</u>	<u>Building Name</u>	<u>City</u>	<u>Survey Date</u>	<u>Cost to Repair</u>	<u>Cost to Replace</u>	<u>FCNI</u>
0322	SRC TRAINING & ADMIN, BLDG #600-601	Sparks	9/7/2017	\$3,073,826	\$4,685,100	66%
<b>Report Totals.....:</b>				<b>\$3,073,826</b>	<b>\$4,685,100</b>	<b>66%</b>

## Acronyms List

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

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

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## SRC TRAINING & ADMIN, BLDG #600-601 BUILDING REPORT

The SRC Training & Administration, Bldg #600-601 is a wood framed structure with a mix of stucco, wood and brick masonry siding. There are two roofing systems; one comprised of a single-ply membrane and the other comprised of asphalt composition shingles. The facility sits on a concrete slab-on-grade foundation and has a fire alarm and suppression system. The mechanical consists of 11 HVAC split systems.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$1,692,505**  
**Currently Critical** **Immediate to Two Years**

**EXIT SIGN AND EGRESS LIGHTING UPGRADE** **Project Index #: 0322SFT13**  
**Construction cost: \$26,772**

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

**ADA SIDEWALK REPLACEMENT** **Project Index #: 0322ADA6**  
**Construction cost: \$12,675**

Many sidewalk sections serving the building and parking areas are deteriorated and failing. In some areas the concrete is spalling considerably and other areas are heaving and settling due to either expansive soils or tree roots. This project addresses the removal and the replacement of the existing sidewalks as needed. 1,250 SF of 4" thick concrete sidewalk was used for this estimate. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

**ADA SIGNAGE** **Project Index #: 0322ADA7**  
**Construction cost: \$5,000**

The ADA provides for accessibility to sites and services for people with physical limitations. 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. This project would provide funding for the purchase and the installation of ADA signage to include updated parking signage and directional signage from the accessible parking spaces to the accessible building entrances. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

**GENERATOR REPLACEMENT** **Project Index #: 0322ELE5**  
**Construction cost: \$100,000**

There is a diesel generator on site that has reached the end of its useful life. A reliable generator is a high priority due to the function and use of these buildings. It is recommended that a new 12 kW diesel generator be installed. This estimate includes the removal and disposal of the old generator.

**ADA DOOR HARDWARE REPLACEMENT** **Project Index #: 0322ADA4**  
**Construction cost: \$25,000**

The operable parts on the interior doors are round knobs which do not comply with ADA requirements. Section 309.4 of the ADA Standards for Accessible Design states that operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. It is recommended that compliant hardware be installed in this building to meet these guidelines.

This project or a portion thereof was previously recommended in the FCA report dated 11/04/1999, 08/24/2006 and 06/21/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/07/2017.

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**Project Index #: 0322SFT4**  
**Construction cost: \$66,930**

#### **SECURITY SYSTEM INSTALLATION**

The building does not have a security system and several burglaries have taken place. For security and safety purposes, this project recommends motion detection, door switches, access control and related items to be installed and interfaced with the fire alarm.

This project or a portion thereof was previously recommended in the FCA report dated 06/21/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/07/2017.

**Project Index #: 0322SFT6**  
**Construction cost: \$187,404**

#### **FIRE SUPPRESSION SYSTEM REPLACEMENT**

This building has an antiquated automatic fire suppression system. This project recommends replacing the existing system with a double-interlock pre-action fire suppression system and implementing a comprehensive testing and service schedule. Removal and disposal of the existing system is included in the estimate.

**Project Index #: 0322SFT7**  
**Construction cost: \$5,800**

#### **SPRINKLER HEAD REPLACEMENT**

The existing fire suppression sprinkler heads are an older style. They are not functioning properly and are susceptible to damage. This project recommends that all of the existing fire suppression sprinkler heads in the building be removed and replaced with new tamper-resistant fire suppression sprinkler heads.

**Project Index #: 0322SFT9**  
**Construction cost: \$20,000**

#### **SMOKE ALARM INSTALLATION**

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

**Project Index #: 0322SFT10**  
**Construction cost: \$107,088**

#### **FIRE ALARM SYSTEM REPLACEMENT**

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due to this the system no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 " If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure." When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and NAC 477 the State Fire Marshal's requirements.

**Project Index #: 0322ENV1**  
**Construction cost: \$348,036**

#### **ASBESTOS ABATEMENT**

The building was tested in September, 2017 and found to have asbestos in the ceiling, joint compound, texture and the flooring mastic. This project would entail the abatement of all asbestos containing materials throughout the building per OSHA Standards (29 CFR 1910.1001) and (29 CFR 1926.58) and the removal and disposal following all OSHA standards. This project should coincide with the alterations and/or remodels listed in this report.

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**Project Index #: 0322ADA5**  
**Construction cost: \$87,500**

#### **ADA ACCESSIBLE PATH OF TRAVEL**

The ADA provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the office are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the existing sidewalk. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project. 3500 square feet of concrete was used for this estimate. It is recommended that this project coincide with the Crack Fill & Seal Asphalt Paving project.

**Project Index #: 0322SFT12**  
**Construction cost: \$9,000**

#### **FIRE SUPPRESSION OBSTRUCTION INVESTIGATION**

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0322ELE2**  
**Construction cost: \$334,650**

#### **ELECTRICAL AND COMMUNICATIONS UPGRADE**

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system needs have changed. The electrical system is utilized to its current maximum potential, all the bedrooms require AFCI breakers and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. It is recommended to upgrade the entire electrical and communications systems to meet the evolving needs of the building.

**Project Index #: 0322PLM3**  
**Construction cost: \$334,650**

#### **PLUMBING REPLACEMENT**

The plumbing and waste system is older and in poor condition. Most of the system appears to be original to the building and should be scheduled for replacement. The sewer lines are rusted, plugging up and failing especially underground. This project recommends replacing all of the water and sewer lines in the building. This estimate includes removal and disposal of the existing system as required.

**Project Index #: 0322SFT11**  
**Construction cost: \$22,000**

#### **FLUE REPLACEMENT**

The flue vents in the building do not comply with UMC 2012 Chapter 8, Chimneys and Vents. The flue vents were installed with improper flues and per Section 804 direct vent terminations vent terminals for direct vented appliances shall be installed in accordance with the manufacturer's installation instructions. The flue vents are too close to combustibles, do not have the proper clearances and have a potential to leak CO. Replacements shall meet the manufacturer's specifications and UMC 2012. The flue vents should be installed by a licensed contractor. This project would provide funds for replacement of the flue vents in the building.

#### **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$1,222,711**

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

**Project Index #: 0322PLM4**  
**Construction cost: \$1,000**

#### **HOSE BIB REPLACEMENT**

The building has a hose bib that has reached the end of its expected life, has been damaged by freezing temperatures and should be replaced in the next 2-3 years. This project would provide funding for the removal of the existing hose bib and the replacement with a new frost freeze hose bib.

**Project Index #: 0322SIT2**  
**Construction cost: \$50,000**

#### **LANDSCAPING UPGRADES**

The landscaping is overgrown and is causing structural, egress and drainage issues. Water accumulates in several areas adjacent to the building which may infiltrate the interior during inclement weather. This standing water also causes premature deterioration of the paving and other landscape improvements. This project would provide for the removal of all trees and bushes surrounding the building and will grade the terrain at a 5% slope for 10' away from the building and will provide for new landscaping. This project should coincide with the Site Drainage Improvements project.

**Project Index #: 0322SFT14**  
**Construction cost: \$2,000**

#### **OPEN FLAME GRILL REMOVAL**

There are two fixed open flame grills located within 10 feet of the building. Per IFC 2012 Section 308.1.4 Open-flame cooking device, charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction. This project would provide funding for the removal of two grills to comply with this code.

**Project Index #: 0322ENR2**  
**Construction cost: \$37,500**

#### **EXTERIOR LIGHTING REPLACEMENT**

There are 25 perimeter light fixtures surrounding the building that are incandescent, fluorescent and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures, including wall packs and can lights and will use the existing wiring.

**Project Index #: 0322EXT7**  
**Construction cost: \$16,275**

#### **FENCE REPLACEMENT**

The Redwood fencing at this building is currently falling over and is unsafe. This project would provide for the removal and the replacement of the Redwood fencing with new 465' of 6' Redwood fencing.

**Project Index #: 0322ELE4**  
**Construction cost: \$7,500**

#### **ELECTRICAL TRANSFORMER REPLACEMENT**

There is an electrical transformer that is original to the building. The transformer is beyond its life expectancy and should be scheduled for replacement. This project recommends replacing the transformer with a new 30 kVA or greater power transformer.

**Project Index #: 0322EXT2**  
**Construction cost: \$151,500**

#### **WINDOW REPLACEMENT**

The windows are original, single pane construction in wood frames. These older windows are drafty and not energy efficient. The windows do not comply with IBC 2012 Chapter 24 Glass and Glazing which requires safety glazing where the bottom edge of the glazing is less than 18" above the floor. This project recommends replacing the windows with dual pane, higher efficiency units that are safety glazed following IBC 2012 Section 2406 Safety Glazing. This estimate is for the replacement of 101 windows. 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 11/04/1999, 08/24/2006 and 06/21/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/07/2017.

**Project Index #: 0322INT3**  
**Construction cost: \$75,000**

#### **KITCHEN REMODEL**

The kitchens were in poor condition at the time of the survey. The cabinets and equipment are showing signs of wear and tear and are approaching the end of their expected life. The electrical outlets are older and do not appear to be GFCI protected. This project recommends the replacement of the existing kitchen cabinets, counters, fixtures, outlets and equipment with mid-range, high quality components.

This project or a portion thereof was previously recommended in the FCA report dated 06/21/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/07/2017.



**Project Index #: 0322EXT4**  
**Construction cost: \$45,000**

#### **EXTERIOR DOOR REPLACEMENT**

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

**Project Index #: 0322SIT1**  
**Construction cost: \$12,000**

#### **SITE DRAINAGE IMPROVEMENTS**

The building has considerable damage to the exterior finishes and foundation from improper drainage around the building. The grade does not slope away from the building in many areas. This is causing water to pool up next to the building, infiltrate the windows and damage the concrete foundation walls. This project would create positive flow away from the building by regrading and installing French drains as needed. This project should coincide with the Landscaping Upgrade.

This project or a portion thereof was previously recommended in the FCA report dated 06/21/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/07/2017.

**Project Index #: 0322INT5**  
**Construction cost: \$133,860**

#### **INTERIOR FINISHES**

It is recommended to paint the interior walls and ceilings 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 adequately prepared to receive the coating. An epoxy-based paint should be utilized in wet areas for durability.

**Project Index #: 0322ENR1**  
**Construction cost: \$107,088**

#### **LIGHTING UPGRADE**

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

**Project Index #: 0322PLM2**  
**Construction cost: \$1,000**

#### **WATER HEATER REPLACEMENT**

There is a 5 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

**Project Index #: 0322PLM1**  
**Construction cost: \$1,500**

#### **WATER HEATER REPLACEMENT**

There is a 40 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

**Project Index #: 0322HVA2**  
**Construction cost: \$165,000**

#### **HVAC EQUIPMENT REPLACEMENT**

The HVAC split systems are not energy efficient and have reached the end of their expected and useful life. The R-22 refrigerant in the cooling systems are no longer EPA compliant and the production is mandated to be phased out completely by January 1, 2020. This project would provide for the installation of 11 new HVAC split systems and the cleaning of the existing duct work and grilles. This project includes the removal and disposal of the existing equipment and all required connections to utilities.

**CEILING SYSTEM REPLACEMENT** **Project Index #: 0322INT7**  
**Construction cost: \$5,000**

There is a small section near one of the kitchens where the ceiling height does not meet current code. IBC 2012 Section 1208.2 Minimum Ceiling Heights Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches (2286 mm). Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall be permitted to have a ceiling height of not less than 7 feet (2134 mm). This project would provide funding for the removal and replacement of the ceiling to meet these requirements to include the framing, drywall, texture and paint.

**FLOORING REPLACEMENT** **Project Index #: 0322INT6**  
**Construction cost: \$107,088**

The VCT 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" cove base and heavy duty commercial grade carpet in the next 2-3 years.

**GFCI OUTLETS** **Project Index #: 0322ELE3**  
**Construction cost: \$4,400**

There are several outlets throughout the building which are not GFCI protected. These outlets should be changed to GFCI type outlets per the NEC. There are also several GFCI outlets throughout the building which are damaged and not working properly. This project would provide for the purchase and installation of GFCI duplex outlets.

**ADA RESTROOM UPGRADE** **Project Index #: 0322INT4**  
**Construction cost: \$300,000**

The building does not have accessible restrooms. The existing restrooms do not meet ADA requirements. A complete retrofit is necessary of all 10 restrooms. This project would provide funding for construction of 10 unisex accessible restrooms. Items may include relocating walls, new sinks, toilets, hardware, mirrors, fixtures, flooring, showers and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/21/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/07/2017.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$158,610**

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

**EXTERIOR FINISHES** **Project Index #: 0322EXT6**  
**Construction cost: \$133,860**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming, painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**REPAIR/ REPLACE FASCIA AND SOFFITS** **Project Index #: 0322EXT5**  
**Construction cost: \$24,750**

The fascia and the soffits on the building are weather beaten, peeling, and are showing signs of considerable wear. This project would provide funding for the removal and disposal of the existing fascia and soffit and the replacement with new fascia and soffit. Also included in this estimate is the sanding, scraping, priming, painting, and any needed roof repairs.

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**PROJECT CONSTRUCTION COST TOTALS SUMMARY**

Priority Class 1:	\$1,693,000
Priority Class 2:	\$1,223,000
Priority Class 3:	\$159,000
Grand Total:	<u>\$3,075,000</u>
Project Construction Cost per Square Foot:	\$230
Total Facility Replacement Construction Cost:	\$4,685,000
Facility Replacement Construction Cost per Square Foot:	\$350

**BUILDING INFORMATION:**

Gross Area (square feet): 13,386  
Year Constructed: 1970  
Exterior Finish 1: 90 % Painted Masonry  
Exterior Finish 2: 10 % Glazing  
Number of Levels (Floors): 1 Basement? NO  
IBC Occupancy Type 1: 100 % B  
IBC Occupancy Type 2: %  
Construction Type: Wood Framing  
IBC Construction Type: V-B  
% Suppressed: 100 %  
FCNI: 66%

**NOTES:**

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

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

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

**REPORT DEVELOPMENT:**

State Public Works Division  
Facilities Condition Analysis

515 E. Musser Street, Suite 102  
Carson City, Nevada 89701-4263

(775) 684-4141 voice  
(775) 684-4142 facsimile



SRC Training and Admin, Building #600-601 - FCA #0322  
Description: Missing safety glazing and damaged window framing.



SRC Training and Admin, Building #600-601 - FCA #0322  
Description: Damaged sidewalks and fencing.



SRC Training and Admin, Building #600-601 - FCA #0322  
Description: Missing air conditioner.



SRC Training and Admin, Building #600-601 - FCA #0322  
Description: Antiquated fire sprinkler head.



SRC Training and Admin, Building #600-601 - FCA #0322  
Description: 27 year old fire alarm system.



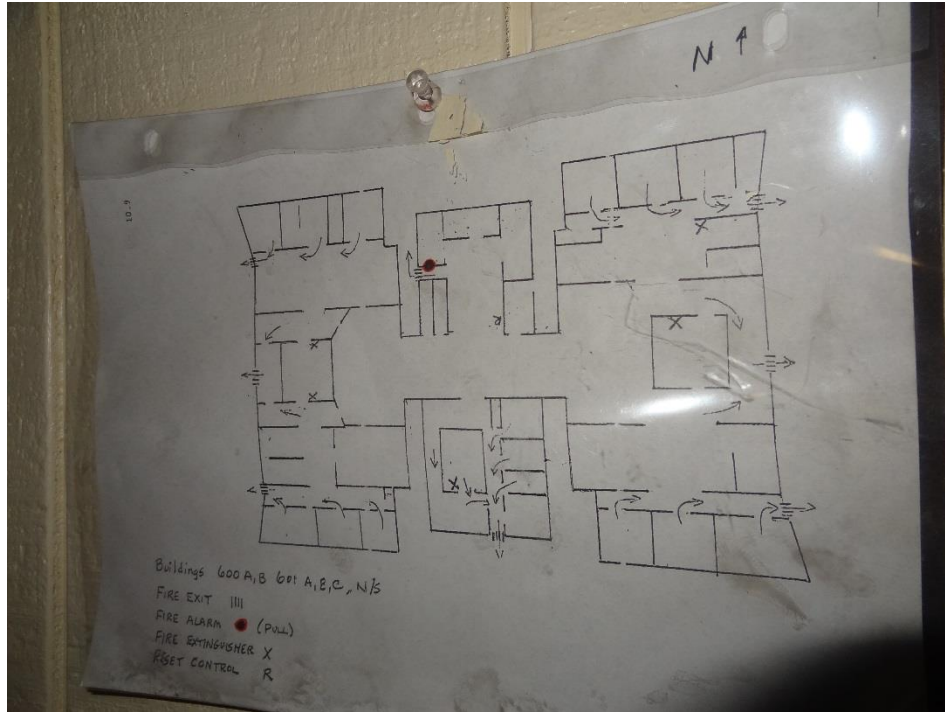
SRC Training and Admin, Building #600-601 - FCA #0322  
Description: Flue vent with improper installation.



SRC Training and Admin, Building #600-601 - FCA #0322  
Description: Electrical outlet missing cover plate under sink. Leaking plumbing fixtures and water damage.



SRC Training and Admin, Building #600-601 - FCA #0322  
Description: Typical restroom finishes.



SRC Training and Admin, Building #600-601 - FCA #0322  
Description: Fire escape map does not reflect current wall configurations.



SRC Training and Admin, Building #600-601 - FCA #0322  
Description: ADA parking spaces and signs removed.