



STATE OF NEVADA STATE PUBLIC WORKS DIVISION

FACILITY CONDITION ASSESSMENT REPORT FOR:



DEPT OF CORRECTIONS

SITE #: 9789 NORTHERN NV TRANSITIONAL HOUSING SITE
225 SUNSHINE LN
RENO, NV 89502-1221



Survey Date: 3/22/2023
Distribution Date: 6/13/2024

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FACILITY CONDITION ASSESSMENT INTRODUCTION

PROGRAM

Created under the authority of NRS 341.128. (Legislature, 2022). The State Public Works Division's (SPWD) Facility Condition Assessment (FCA) program periodically inspects all state-owned buildings excluding those owned by the Nevada System of Higher Education (NSHE). Additionally, Nevada Department of Transportation (NDOT) and Legislature buildings are assessed by their own agencies. SPWD FCA personnel conduct interviews with site staff, review documents, and perform walk-throughs to assess the physical condition of the building's components and systems. The outcome of the assessment is a report of the overall site condition and infrastructure findings for the site and building(s) located on the site. The Legislative Commission will be notified if there are any serious concerns reported.

REPORT

The purpose of the report is to provide a documentary framework to assist the agency and SPWD in optimizing and maintaining the physical condition of the state's building portfolio; develop capital budgets and prioritize resources. Agencies may find it helpful in calculating funding required to meet future budgetary needs. Additionally, it augments SPWDs Capital Improvement Program's (CIP) planning phase.

Projects are identified and categorized under the building management systems listed below (Figure 1.) and assigned a priority (Figure 2.) and a status (Figure 3.).

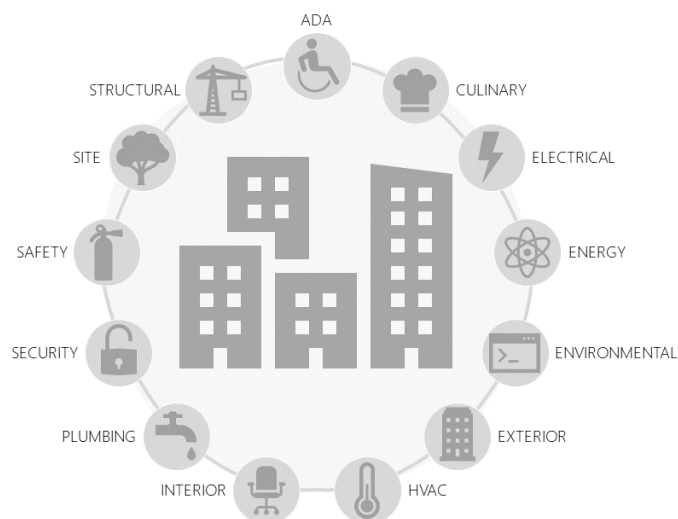
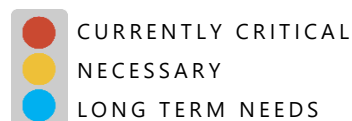


FIGURE 2.



The STATUS of a project can be:

FIGURE 3.

COMPLETED	Project has finished.
IN PROGRESS	Project is on-going.
CANCELED	Project was dropped.
DEFERRED	Project has been postponed.
NEW	Project is new, discovered and written during a site survey.

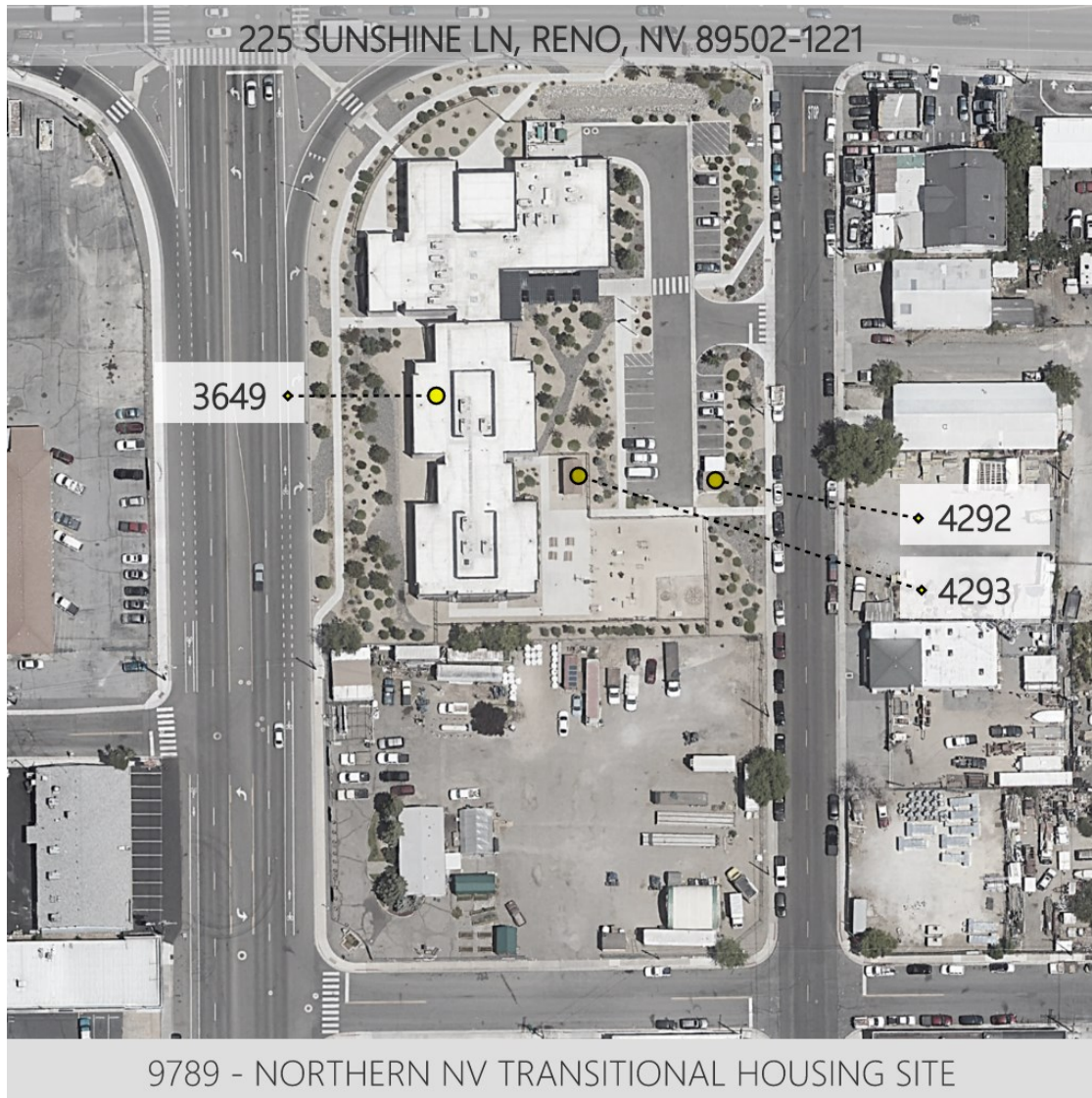
The appendices provide supplementary material for a more comprehensive understanding of priority categorization, cost estimates and facility management standards.

APPENDIX A	PROJECT IDENTIFICATION (ID) CATEGORIES
APPENDIX B	MAINTENANCE PROJECTS AND COST ESTIMATES
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APPENDIX G	FCA TEAM CONTACT INFORMATION
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DISCLAIMER

1. The report was prepared by the SPWD under the authority of [NRS 341.128](#) for use as a planning resource.
2. The report does not guarantee funding and should not be used for budgetary purposes.
3. Qualified individuals should develop the overall project's budget estimate and scope.
4. The actual overall project costs will vary from those reported after the final scope and budgets are developed.
5. This report provides estimated hard costs (construction) and excludes soft costs (project) such as consultant fees, permit fees, and FF&E (furniture, fixtures, equipment).
6. Materials and costs noted here may be affected by new methods of construction, agency projects, and individual projects, as well as pending and proposed Capital Improvement Projects (CIP).
7. The deficiencies outlined in this report were noted in a visual survey, they do not represent the cost of a complete facility renovation or routine maintenance costs.

SITE MAP



BLDG #	NAME	YR BUILT	SQ FT	STATUS
3649	NORTHERN NV TRANSITIONAL HOUSING	2015	21,536	OCCUPIED
4292	NNTH MAINTENANCE SHED 1	2015	120	OCCUPIED
4293	NNTH MAINTENANCE SHED 2	2015	200	OCCUPIED
9789	NORTHERN NV TRANSITIONAL HOUSING SITE	2015		OCCUPIED
04	TOTAL # OF BLDGS			

FACILITY CONDITION INDEX (FCI)

GRAPH



FCI is the total cost of necessary building repairs and renewal divided by the current cost of replacing the building. Each building's FCI score reflects the current condition of the building: *good*, *fair*, *poor*, or *critical*. It is normal to see buildings in all stages of condition.

The graph on the left shows the FCI for each building at the NORTHERN NV TRANSITIONAL HOUSING SITE.

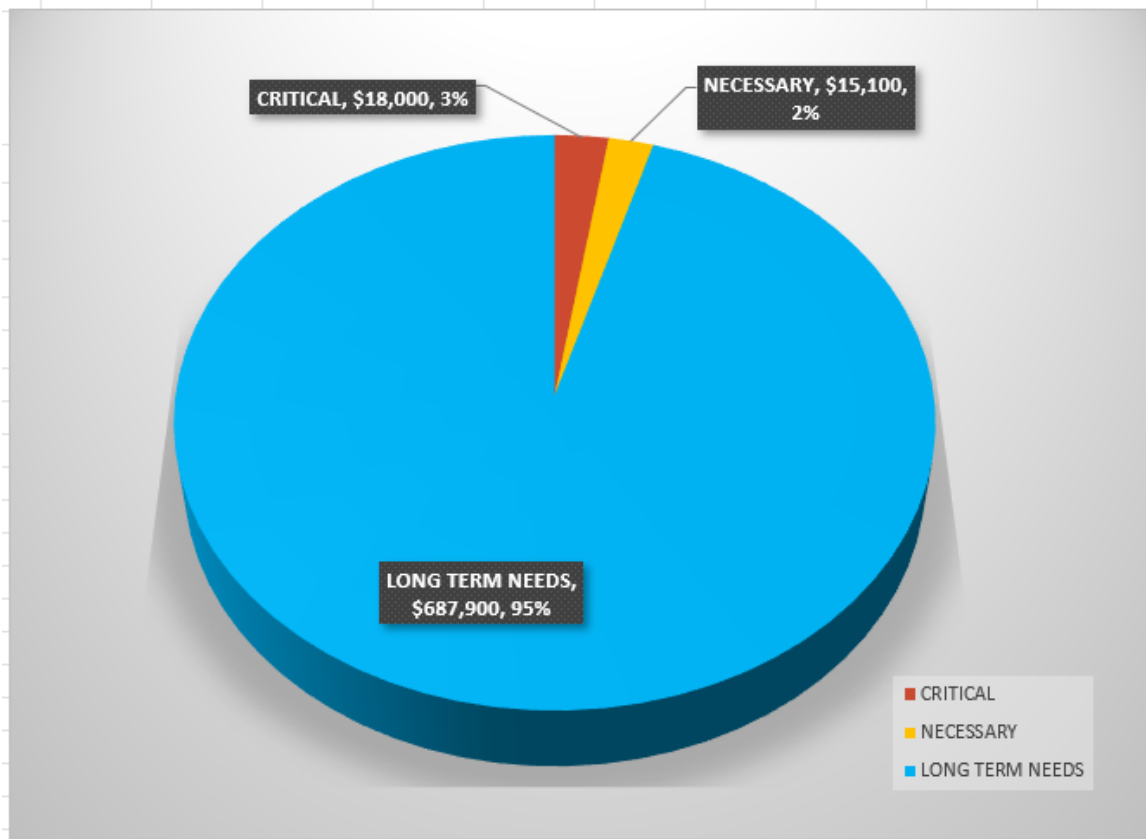
The percentages shown in the graph to the left were calculated using the figures in the report below.

DATA

SITE #: 9789

SURVEY DT	BLDG #	NAME	YR BUILT	SQ FT	PRIORITY CLASSES			PR CLASS	COST TO REPLACE	FCI
					CRITICAL (1) COST	NECESSARY (2) COST	LONG TERM (3) COST			
3/22/2023	9789	NORTHERN NV TRANSITIONAL HOUSING SITE	2015		\$0	\$15,100	\$0	\$15,100		0%
3/22/2023	4293	NNTH MAINTENANCE SHED 2	2015	200	\$0	\$0	\$2,000	\$2,000	\$20,000	10%
3/22/2023	4292	NNTH MAINTENANCE SHED 1	2015	120	\$0	\$0	\$1,200	\$1,200	\$12,000	10%
3/22/2023	3649	NORTHERN NV TRANSITIONAL HOUSING	2015	21536	\$18,000	\$0	\$684,700	\$702,700	\$6,999,200	10%
			TOTALS:	21,856	\$18,000	\$15,100	\$687,900	\$721,000	\$7,031,200	10%

COST BREAKDOWN BY PRIORITY



The percentages shown in the chart above were calculated using the figures in the PROJECTS BY PRIORITY section listed below. The chart above represents costs for the entire site.

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
1	Currently Critical	Immediate to 2
2	Necessary – Not Yet Critical	2 to 4
3	Long Term Needs	4 to 10

PROJECTS BY PRIORITY

PRIORITY 1 – CURRENTLY CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
3649	3649ELE1	NEW	ARC FLASH and ELECTRICAL COORDINATION STUDY	18,000.00
				\$18,000.00

PRIORITY 2 – NECESSARY, NOT YET CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
9789	9789SIT1	NEW	CRACK FILL & SEAL ASPHALT PAVING	15,100.00
				\$15,100.00

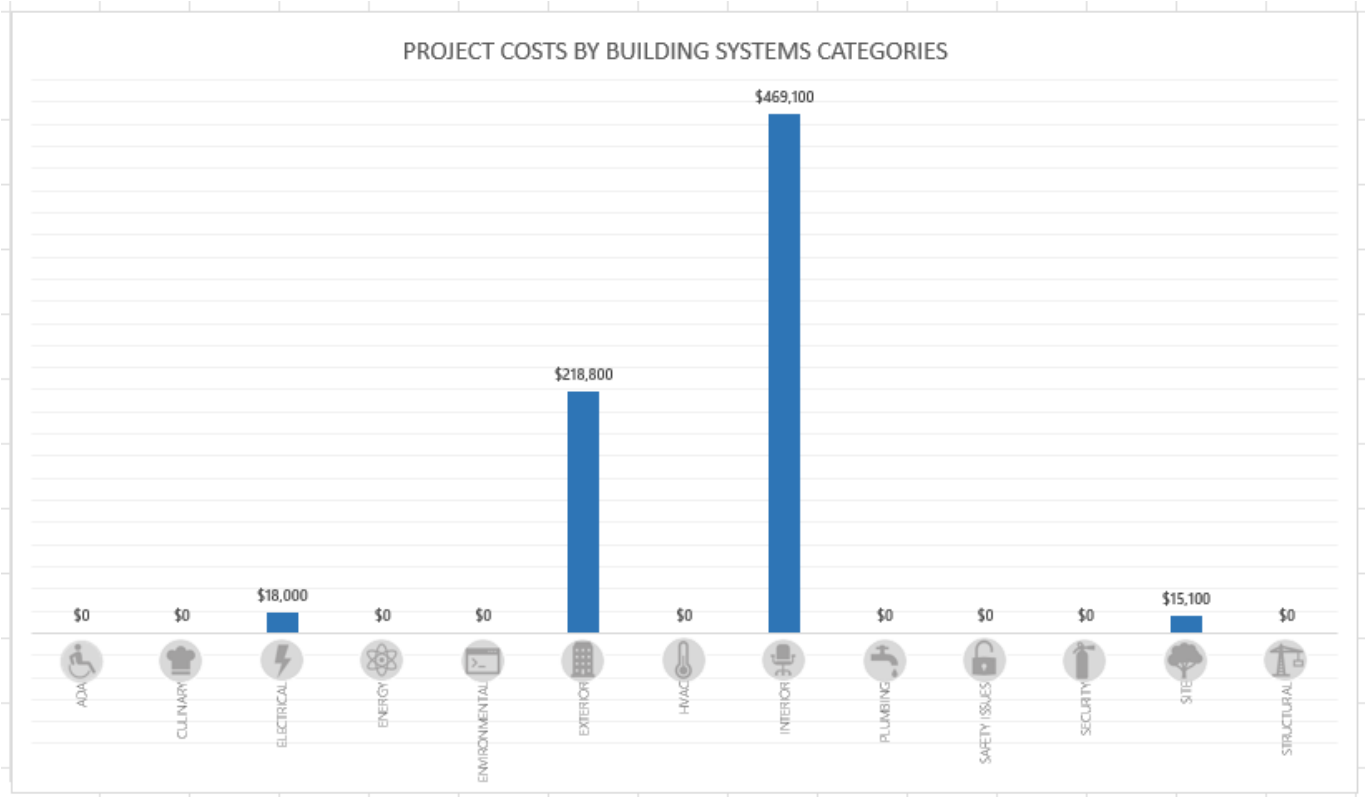
PRIORITY 3 – LONG TERM NEEDS

BLDG #	PROJECT #	STATUS	DESC	COST
3649	3649EXT1	NEW	EXTERIOR FINISHES	215,600.00
3649	3649INT1	NEW	INTERIOR FINISHES	215,600.00
3649	3649INT2	NEW	SHOWER ROOM RENOVATION	253,500.00
4292	4292EXT1	NEW	EXTERIOR FINISHES	1,200.00
4293	4293EXT2	NEW	EXTERIOR FINISHES	2,000.00
				\$684,700.00
GRAND TOTAL				\$717,800.00

CONSTRUCTION PROJECT PORTFOLIO BY SITE/BUILDING

DISCLAIMER

7. The deficiencies outlined in this report were noted in a visual survey, they do not represent the cost of a complete facility renovation or routine maintenance costs.



9789 – NORTHERN NV TRANSITIONAL HOUSING SITE **OCCUPIED**

FACILITY USAGE: SITE-GENERAL

CONSTRUCTION TYPE		
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	0%	0%
OCCUPANCY TYPE	- %	- %

STATISTICS



BUILT	2015
AGE	9 yrs
ACQUIRED	2015
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	-
FLOORS	0
BASEMENT?	No
LONGITUDE /LATITUDE	39.527280 / -119.788820
REPLACEMENT COST	-
COST PER SF	-
FACILITY CONDITION INDEX	0.00


The Northern Nevada Transitional Housing Site (NNTN) was developed in 2015. Two parcels of land (APN 012-182-03 & 012-182-02) totaling 3.2 acres make up the NNTN Site. However, the south parcel (APN 012-182-02) is leased to a private entity. One of the structures on the NNTN site is on the south parcel and is part of the lease agreement. The site has paved parking including ADA accessible parking spaces and concrete walkways. There is an ADA accessible route between the parking spaces and the main building on site. The landscaping is mostly xeriscape with small shrubs and a few trees. The facility has city water and sewer services as well as natural gas and electrical services.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$15,100.00
-	-	-
TOTALS	1	\$15,100.00

9789 NORTHERN NV TRANSITIONAL HOUSING SITE

		PRIORITY	2 - Two to Four Years	
PROJECT #	9789SIT1 - SITE ISSUES	STATUS	6/10/2024	NEW

CRACK FILL & SEAL ASPHALT PAVING

	QUANTITY	UNITS	TOTAL	SF COST
It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads, parking areas and driving test areas. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 14,000 square feet of asphalt area was used to generate this estimate.	14000	SF	\$15,100.00	-
				

3649 – NORTHERN NV TRANSITIONAL HOUSING **OCCUPIED**

FACILITY USAGE: INSTITUTIONAL HOUSING

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	80% Concrete Masonry Units	20% Metal Wall Panels
OCCUPANCY TYPE	60% R-1 Residential, contain sleeping units where the occupants are primarily transient (Hotels, Motels)	40% B Offices or Higher Education Offices

STATISTICS



BUILT	2015
AGE	9 yrs
ACQUIRED	2015
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	21,536
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	39.526868 / -119.788651
REPLACEMENT COST	\$6,999,200.00
COST PER SF	\$ 325.00
FACILITY CONDITION INDEX	10.04


The Northern Nevada Transitional Housing building is an insulated CMU structure with a single ply roofing system on a concrete foundation. Interior walls are furred out with R-13 insulation and the roof deck is insulated with R-30 rigid insulation below the roofing membrane. The HVAC system consists of natural gas fired Rooftop Units (RTU's). Domestic hot water is generated by boilers and storage tanks in each of the dormitory areas and Culinary. The building is protected by both a fire alarm and sprinkler system. The facility is a NDOCs transitional housing facility with administrative offices, conference / training rooms, counseling rooms for transitional housing occupants, ADA accessible restrooms, a large kitchen and dining area, dry and cold storage.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	1	\$18,000.00
-	-	-
3	3	\$684,700.00
TOTALS	4	\$702,700.00

3649 NORTHERN NV TRANSITIONAL HOUSING

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	3649ELE1 - ELECTRICAL	STATUS	6/6/2024	NEW


ARC FLASH and ELECTRICAL COORDINATION STUDY

	QUANTITY	UNITS	TOTAL	SF COST
Arc flash and electrical breaker coordination studies have not been performed or it has been more than 5 years since the last coordination study. Safety requirements for maintenance personnel and the latest electrical code require coordination studies to be verified and performed every 5 years, along with arc flash labeling on all electrical panels. This project will perform the required coordination study, evaluation, adjustments and labeling for the building's electrical distribution system.	1	PKG	\$18,000.00	\$ 1.00
				

3649 NORTHERN NV TRANSITIONAL HOUSING

		PRIORITY	3 - Four to Ten Years	
PROJECT #	3649EXT1 - BUILDING EXTERIOR	STATUS	6/6/2024	NEW


EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in good condition. 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 (CMU), caulking the windows, flashing, fixtures and all other penetrations. Sealing the exterior brick masonry will help in preventing efflorescence. It is recommended that the building be sealed and caulked in the next 8 - 10 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	21536	SF	\$215,600.00	\$ 10.00
				

3649 NORTHERN NV TRANSITIONAL HOUSING

		PRIORITY	3 - Four to Ten Years	
PROJECT #	3649INT1 - BUILDING INTERIOR	STATUS	6/6/2024	NEW


INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes were in good condition. It is recommended that the interior walls, ceilings, doors, frames, steel stairs and exposed steel framing be painted at least once in the next 7 - 9 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.	21536	SF	\$215,600.00	\$ 10.00
				

3649 NORTHERN NV TRANSITIONAL HOUSING

		PRIORITY	3 - Four to Ten Years	
PROJECT #	3649INT2 - BUILDING INTERIOR	STATUS	6/7/2024	NEW

SHOWER ROOM RENOVATION

	QUANTITY	UNITS	TOTAL	SF COST
<p>The shower stalls in the building were in fair condition at the time of the survey, however, they are starting to deteriorate due to heavy usage and materials that are not intended for this application. The shower partitions are standard coated metal toilet partitions and the bases are beginning to corrode. This project recommends the complete removal of the shower tile, partitions & fixtures and replacing them with solid surface surrounds, new plumbing fixtures, epoxy overlay of the shower floors and solid plastic partitions with manufacture approved base mounts suitable for the application.</p>	1	PKG	\$253,500.00	\$ 12.00
				

4292 – NNTH MAINTENANCE SHED 1 **OCCUPIED**

FACILITY USAGE: UTILITY-PUMP HOUSE/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	0%
OCCUPANCY TYPE	100% S-2 Low hazard storage	- %

STATISTICS



BUILT	2015
AGE	9 yrs
ACQUIRED	2015
HOW ACQUIRED	PURCHASED
SQUARE FEET (SF)	120
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	- / -
REPLACEMENT COST	\$12,000.00
COST PER SF	\$ 100.00
FACILITY CONDITION INDEX	10.00

12'X10' Wood shed used by NNTH for storage (i.e. tools). This shed is located in the parking lot and does not have power.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
-	-	-
3	1	\$ 1,200.00
TOTALS	1	\$ 1,200.00

4292 NINTH MAINTENANCE SHED 1

PRIORITY	3 - Four to Ten Years
STATUS	6/10/2024 NEW

PROJECT # 4292EXT1 - BUILDING EXTERIOR

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in good condition. 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 and painting the wood and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	120	SF	\$ 1,200.00	\$ 10.00
				

4293 – NNTH MAINTENANCE SHED 2 **OCCUPIED**

FACILITY USAGE: UTILITY-PUMP HOUSE/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	0%
OCCUPANCY TYPE	100% S-2 Low hazard storage	- %

STATISTICS



BUILT	2015
AGE	9 yrs
ACQUIRED	2015
HOW ACQUIRED	PURCHASED
SQUARE FEET (SF)	200
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	- / -
REPLACEMENT COST	\$20,000.00
COST PER SF	\$ 100.00
FACILITY CONDITION INDEX	10.00


12'X20' Wood shed used by NNTH for storage. This shed is located inside the fenced area and has power to it.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
-	-	-
3	1	\$ 2,000.00
TOTALS	1	\$ 2,000.00

4293 NNTH MAINTENANCE SHED 2

		PRIORITY	3 - Four to Ten Years	
PROJECT #	4293EXT2 - BUILDING EXTERIOR	STATUS	6/10/2024	NEW

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in good condition. 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 and painting the wood and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	200	SF	\$ 2,000.00	\$ 10.00
				

APPENDICES

APPENDIX A – PROJECT IDENTIFICATION (ID) CATEGORIES

FIGURE 3 is a list of the current building management categories used. The Project ID contains the following:

<SITE #><BUILDING MANAGEMENT CATEGORY><ARBITRARY #>

Example: 9999ADA1 and 9999HVA2

BUILDING MANAGEMENT CATEGORIES

FIGURE 3.



APPENDIX B – MAINTENANCE PROJECTS AND COST ESTIMATES

DISCLAIMER

4. The actual overall project costs will vary from those reported after the final scope and budgets are developed.
5. This report provides estimated hard costs (construction) and excludes soft costs (project) such as consultant fees, permit fees, and FF&E (furniture, fixtures, equipment).
6. Materials and costs noted here may be affected by new methods of construction, agency projects, and individual projects, as well as pending and proposed Capital Improvement Projects (CIP).

MAINTENANCE PROJECTS

- Electrical
- Plumbing
- HVAC
- Painting or remodeling
- Flooring and asphalt
- Fire Alarm

EXCLUDED

- Furniture
- Program issues
- Space change
- Telecommunications
- Unidentified costs
- Window treatments
- Routine maintenance



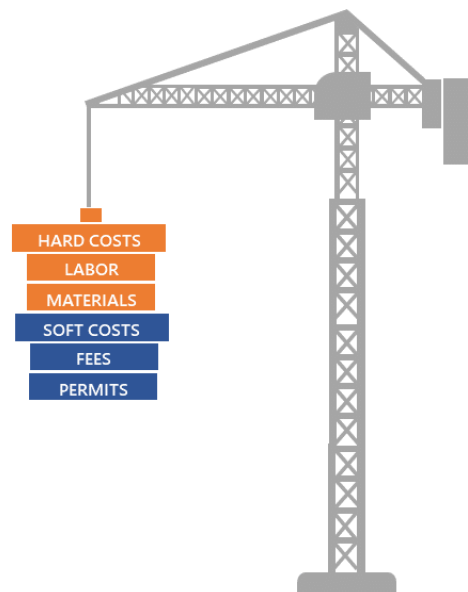
CURRENT CONSTRUCTION PROJECT COST ESTIMATES (Hard Costs)

Cost estimates are derived from:

- RSMeans Cost Estimating Guide
- Comparable SPWD construction projects
- Contractor pricing, which includes:
 - Labor
 - Location factors
 - Materials
 - Profit
 - Overhead

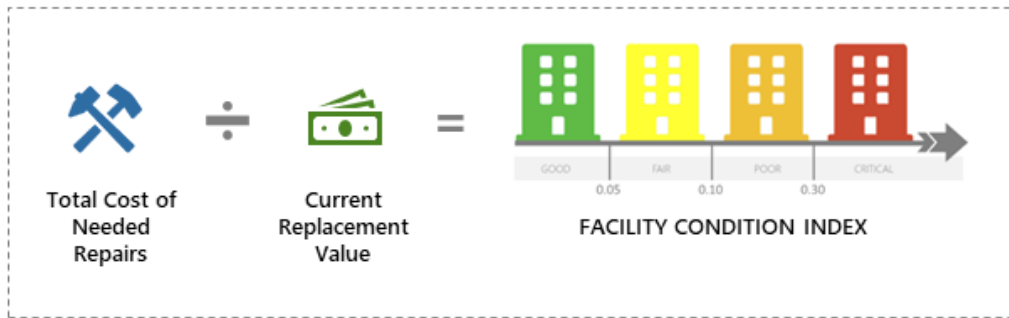
EXCLUDED – (Soft Costs)

- Project design costs, such as:
 - Project design fees
 - Construction management
 - Special testing and inspections
 - Inflation
 - Permit fees



APPENDIX C – FACILITY CONDITION INDEX

The calculation is the total cost of needed building repairs divided by the current cost of replacing the building (Wikipedia, n.d.).



Buildings with an index greater than .50 or 50% are recommended for complete replacement.

EXAMPLE – BUILDING NEEDS THE FOLLOWING REPAIRS:

Priority 1 Currently Critical – Immediate to Two Years

ARC FLASH and ELECTRICAL COORDINATION STUDY	\$20,000
DOMESTIC WATER BOILER REPLACEMENT	\$316,700
FIRE ALARM SYSTEM UPGRADE	\$403,700
SEISMIC GAS SHUT-OFF VALVE INSTALLATION	\$6,300
TOTAL	\$746,700

Priority 2 Necessary – Not Yet Critical – Two to Four Years

CULINARY REFRIGERATION REPLACEMENT	\$800,000
HVAC EQUIPMENT REPLACEMENT	\$545,800
RESTROOM & SHOWER UPGRADE	\$605,100
TOTAL	\$1,950,900

Priority 3 Long Term Needs – Four to Ten Years

EXTERIOR FINISHES	\$50,000
INTERIOR FINISHES	\$50,000
FLOORING REPLACEMENT	\$150,000
TOTAL	\$200,000



GRAND TOTAL COST OF NEEDED REPAIRS

\$2,897,600



CURRENT REPLACEMENT VALUE

DIVIDED BY
\$11,540,000

=



0.25 POOR

APPENDIX D – PROJECT PRIORITY CLASSIFICATIONS

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
1	Currently Critical	Immediate to 2

Projects in this category require immediate action to:

- Return a facility to normal operations
- Stop accelerated deterioration
- Address fire and life safety hazards
- Address an ADA requirement

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
2	Necessary – Not Yet Critical	2 to 4

Projects in this category require preemptive attention to avoid deterioration, downtime and increased costs.

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
3	Long Term Needs	4 to 10

Projects in this category include building systems (e.g., HVAC, electrical, life safety) with a life cycle to assist in future CIP funding, such as:

- Investment planning
- Functional improvements
- Lower priority

APPENDIX E – REFERENCES

Legislature, N. S. (2022). NRS 341.128. Retrieved from Leg.state.nv.us:
<https://www.leg.state.nv.us/nrs/nrs-341.html#NRS341Sec128>

Wikipedia. (n.d.). Facility Condition Index (FCI). Retrieved 2022, from Wikipedia The Free Encyclopedia: https://en.wikipedia.org/wiki/Facility_condition_index

APPENDIX F – REPORT DISTRIBUTION

DIVISIONAL CONTACTS

DEPT	FIRST	LAST	TITLE	email
CORRECT	JAMES	DZURENDA	DIRECTOR	jdzurenda@doc.nv.gov
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CORRECT	HOBIE	ROSE	FACILITY MANAGER	hrose@doc.nv.gov

CC'd: STATEWIDE CONTACTS

DEPT	DIV	TITLE
GFO	BUDGET	EXEC BR BGT OFF 1
DCNR	LANDS	DIV ADMIN
DCNR	LANDS	DEP DIV ADMIN
DCNR	LANDS	STATE LAND AGT 4
LEG	LCB	SR PGM ANLST
LEG	LCB	PRINC PGM ANLST
ADMIN	RISK MGT	DIV ADMIN
ADMIN	RISK MGT	INS / LOSS PREV SPEC
ADMIN	RISK MGT	PGM OFF 1
ADMIN	RISK MGT	MA 4
ADMIN	RISK MGT	SFTY SPEC CONSULT

APPENDIX G – FCA TEAM CONTACT INFORMATION

DISCLAIMER

1. The report was prepared by the SPWD under the authority of NRS 341.128 for use as a planning resource.

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APPENDIX H – REVISION HISTORY

VERSION	DATE	AMMENDMENT
0	6/10/2024	Initial.