



STATE OF NEVADA STATE PUBLIC WORKS DIVISION

FACILITY CONDITION ASSESSMENT REPORT FOR:



OFFICE OF THE MILITARY
NATIONAL GUARD

SITE #: 9796

BATTLE BORN YOUTH CHALLENGE ACADEMY SITE
100 UNIVERSITY AVE
CARLIN, NV 89822-



Survey Date: 5/9/2022

Distribution Date: 1/9/2025

TABLE OF CONTENTS

FACILITY CONDITION ASSESSMENT INTRODUCTION	4
PROGRAM	4
REPORT	4
SITE MAP	6
SITE MAP	7
FACILITY CONDITION INDEX (FCI)	8
GRAPH.....	8
DATA	9
DATA	10
COST BREAKDOWN BY PRIORITY.....	11
PROJECTS BY PRIORITY	12
CONSTRUCTION PROJECT PORTFOLIO BY SITE/BUILDING	14
9796 BATTLE BORN YOUTH CHALLENGE ACADEMY SITE.....	15
4266 WATER TANK	20
3161 CARLIN READINESS CENTER.....	23
3037 STORAGE SHED.....	27
3036 DOMESTIC WATER PUMP HOUSE	30
3034 CHEMICAL STORAGE BUILDING.....	33
2967 BLDG #9-CLASSROOM/TOILET #2.....	39
2964 MAINTENANCE BUILDING.....	43
2963 BLDG #14-SECURITY KIOSK	47
2962 BLDG #13-TOWER	50
2960 BLDG #10-TOILET ROOMS.....	53
2959 BLDG #9-CLASSROOM/TOILET #1	56
2958 BLDG #8-CABANA/STORAGE	60
2957 BLDG #7-BUILDINGS AND GROUNDS.....	64
2956 BLDG #6-MAINTENANCE SHOP	69
2955 BLDG #5-BOYS DORMITORY	78
2954 BLDG #4-STAFF RESIDENCE	84
2953 BLDG #3-CLASSROOM	89
2952 BLDG #2-FOOD SERVICE.....	95
2951 BLDG #1-GIRL'S DORMITORY	102

APPENDICES108

APPENDIX A – PROJECT IDENTIFICATION (ID) CATEGORIES 108

APPENDIX B – MAINTENANCE PROJECTS AND COST ESTIMATES 109

APPENDIX C – FACILITY CONDITION INDEX..... 110

APPENDIX D – PROJECT PRIORITY CLASSIFICATIONS 111

APPENDIX E – REFERENCES 112

APPENDIX F – REPORT DISTRIBUTION..... 113

APPENDIX G – FCA TEAM CONTACT INFORMATION..... 114

APPENDIX H – REVISION HISTORY 115

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.).

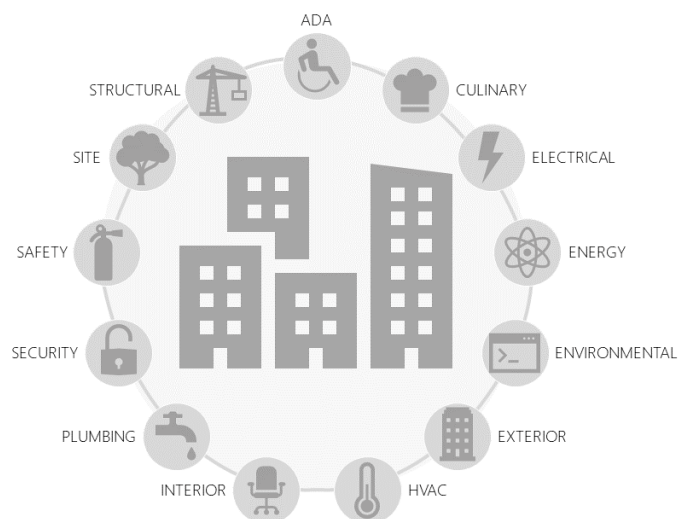
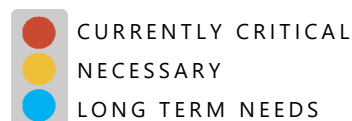


FIGURE 2.



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.

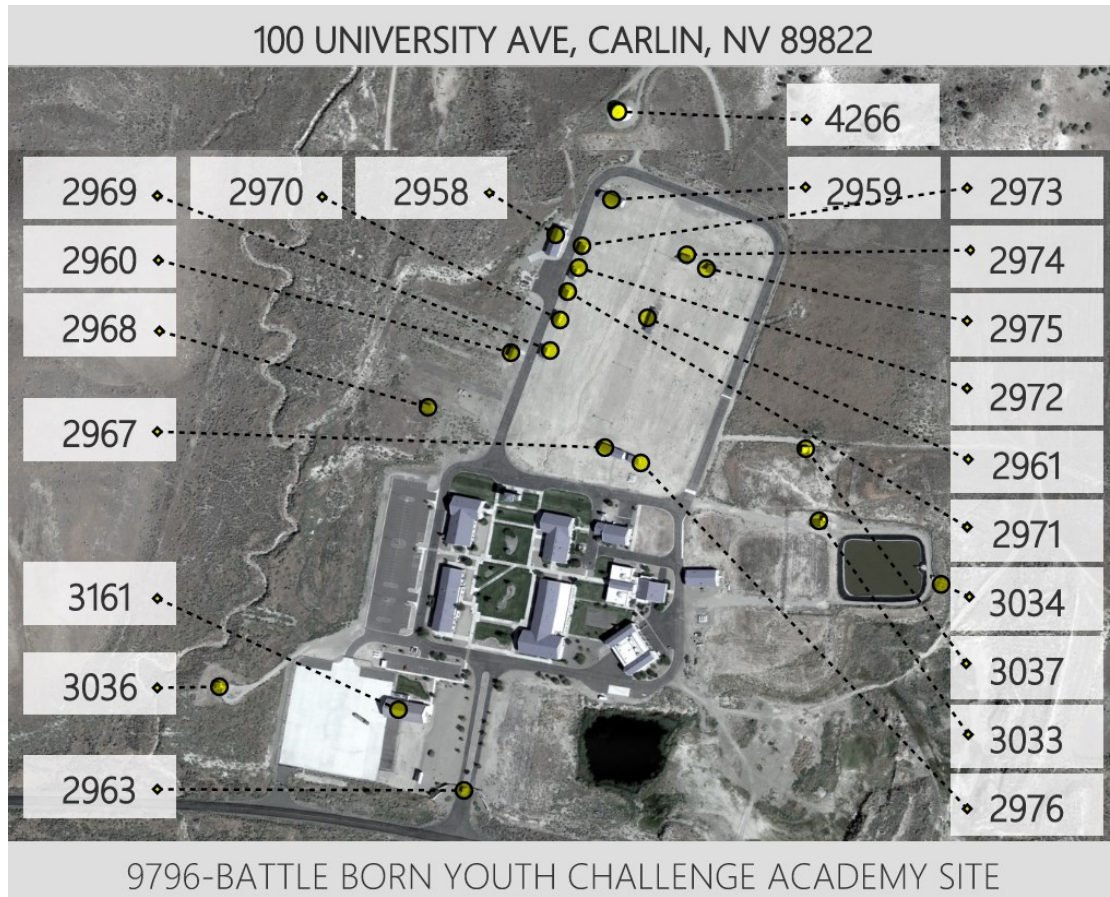
The appendices provide supplementary material for a more comprehensive understanding of priority categorization, cost estimates and facility management standards.

APPENDIX A	PROJECT IDENTIFICATION (ID) CATEGORIES
APPENDIX B	MAINTENANCE PROJECTS AND COST ESTIMATES
APPENDIX C	FACILITY CONDITION INDEX
APPENDIX D	PROJECT PRIORITY CLASSIFICATIONS
APPENDIX E	REFERENCES
APPENDIX F	REPORT DISTRIBUTION
APPENDIX G	FCA TEAM CONTACT INFORMATION
APPENDIX H	REVISION HISTORY

DISCLAIMER

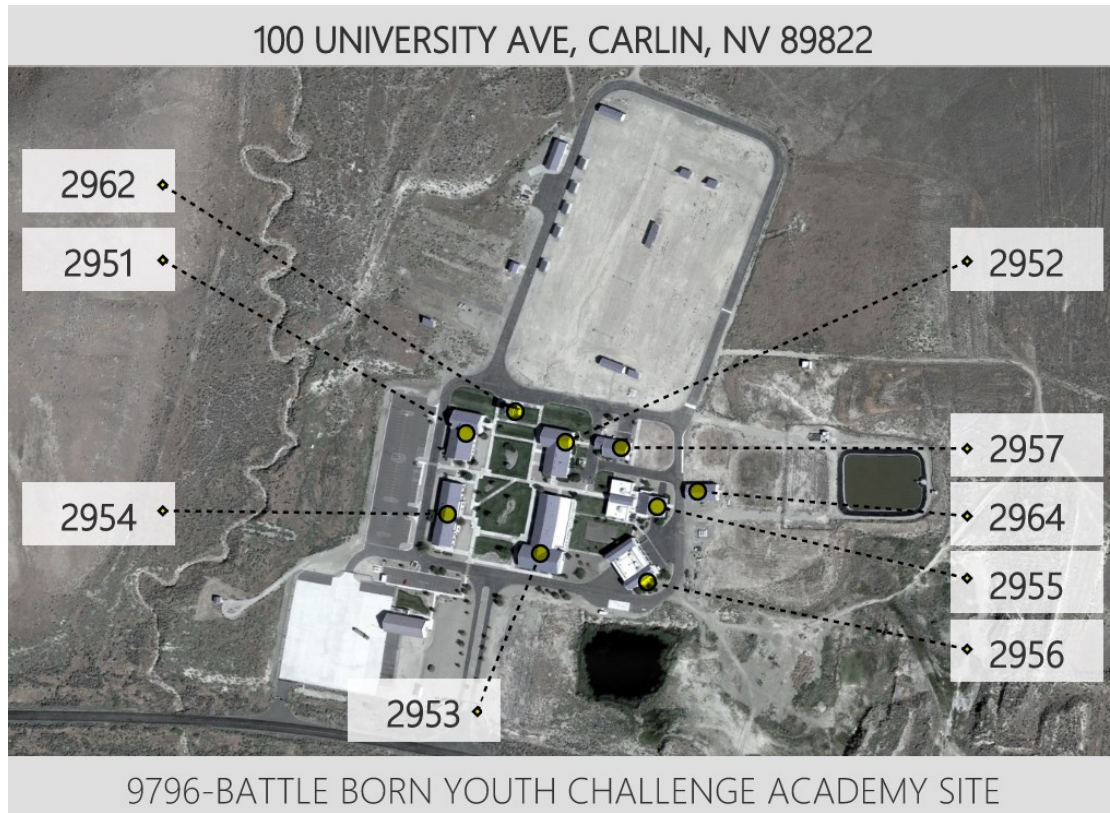
1. The report was prepared by the SPWD under the authority of NRS 341.128 for use as a planning resource.
2. The report does not guarantee funding and should not be used for budgetary purposes.
3. Qualified individuals should develop the overall project's budget estimate and scope.
4. The actual overall 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
2958	BLDG #8-CABANA/STORAGE	1998	2480
2959	BLDG #9-CLASSROOM/TOILET #1	1998	1320
2960	BLDG #10-TOILET ROOMS	1998	573
2961	BLDG #12-BLEACHER SHADE STRUCTURE	1998	1366
2963	BLDG #14-SECURITY KIOSK	1998	60
2964	MAINTENANCE BUILDING	2002	3696
2967	BLDG #9-CLASSROOM/TOILET #2	1998	1320
2968	SHADE STRUCTURE #1	1998	600
2969	SHADE STRUCTURE #2	1998	600
2970	SHADE STRUCTURE #3	1998	600
2971	SHADE STRUCTURE #4	1998	600
2972	SHADE STRUCTURE #5	1998	600
2973	SHADE STRUCTURE #6	1998	600
2974	SHADE STRUCTURE #7	1998	600
2975	SHADE STRUCTURE #8	2000	600
2976	SHADE STRUCTURE #9	1998	600
3033	SANITARY SEWER BUILDING	1998	100
3034	CHEMICAL STORAGE BUILDING	1998	100
3036	DOMESTIC WATER PUMP HOUSE	1998	100
3037	STORAGE SHED	1998	200
3161	CARLIN READINESS CENTER	2013	5376
4266	WATER TANK	1998	1260
021	TOTAL # OF BLDGS		

SITE MAP



BLDG #	NAME	YR BUILT	SQ FT
2951	BLDG #1-GIRL'S DORMITORY	1998	8876
2952	BLDG #2-FOOD SERVICE	1998	8672
2953	BLDG #3-CLASSROOM	1998	19732
2954	BLDG #4-STAFF RESIDENCE	1998	9759
2955	BLDG #5-BOYS DORMITORY	1998	11782
2956	BLDG #6-MAINTENANCE SHOP	1998	9720
2957	BLDG #7-BUILDINGS AND GROUNDS	1998	3168
2962	BLDG #13-TOWER	1998	644
2964	MAINTENANCE BUILDING	2002	3696
9796	BATTLE BORN YOUTH CHALLENGE ACADEMY	1998	
010	TOTAL # OF BLDGS		
031	GRAND 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 BATTLE BORN YOUTH CHALLENGE ACADEMY SITE.

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

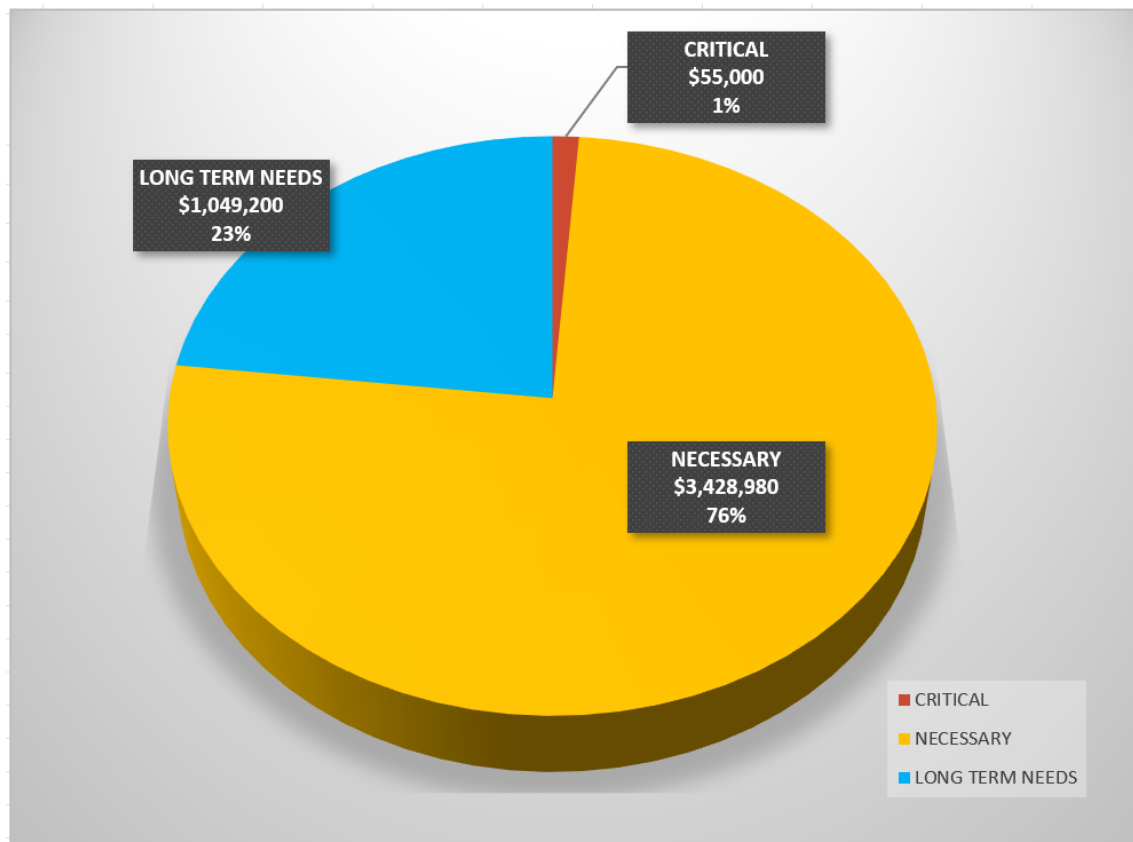
DATA

SITE #: 9796										
SURVEY DT	BLDG #	NAME	YR BUILT	SQ FT	CRITICAL (1) COST	PRIORITY CLASSES NECESSARY (2) COST	LONG TERM (3) COST	PR CLASS	COST TO REPLACE	FCI
5/9/2022	9796	BATTLE BORN YOUTH CHALLENGE ACADEMY SITE	1998		\$0	\$242,000	\$6,800	\$248,800		0%
5/9/2022	2960	BLDG #10-TOILET ROOMS	1998	573	\$0	\$2,900	\$0	\$2,900	\$307,100	1%
5/9/2022	2963	BLDG #14-SECURITY KIOSK	1998	60	\$0	\$0	\$600	\$600	\$60,000	1%
5/9/2022	3033	SANITARY SEWER BUILDING	1998	100	\$0	\$0	\$500	\$500	\$50,000	1%
5/9/2022	3034	CHEMICAL STORAGE BUILDING	1998	100	\$0	\$0	\$500	\$500	\$50,000	1%
5/9/2022	3036	DOMESTIC WATER PUMP HOUSE	1998	100	\$0	\$0	\$500	\$500	\$50,000	1%
5/9/2022	3161	CARLIN READINESS CENTER	2013	5376	\$0	\$0	\$48,400	\$48,400	\$3,903,000	1%
5/9/2022	2962	BLDG #13-TOWER	1998	644	\$0	\$0	\$12,900	\$12,900	\$644,000	2%
5/9/2022	3037	STORAGE SHED	1998	200	\$0	\$0	\$1,000	\$1,000	\$40,000	3%
5/9/2022	2964	MAINTENANCE BUILDING	2002	3696	\$0	\$0	\$37,000	\$37,000	\$1,478,400	3%
5/9/2022	2951	BLDG #1-GIRL'S DORMITORY	1998	8876	\$10,000	\$81,800	\$142,100	\$233,900	\$6,444,000	4%
5/9/2022	2957	BLDG #7-BUILDINGS AND GROUNDS	1998	3168	\$10,000	\$0	\$19,000	\$29,000	\$712,800	4%
5/9/2022	2954	BLDG #4-STAFF RESIDENCE	1998	9759	\$0	\$298,200	\$53,800	\$352,000	\$7,514,400	5%
5/9/2022	2955	BLDG #5-BOYS DORMITORY	1998	11782	\$10,000	\$327,300	\$94,200	\$431,500	\$8,553,700	5%
5/9/2022	2958	BLDG #8-CABANA/STORAGE	1998	2480	\$0	\$0	\$69,200	\$69,200	\$1,329,300	5%
5/9/2022	2953	BLDG #3-CLASSROOM	1998	19732	\$15,000	\$654,700	\$276,300	\$946,000	\$15,193,600	6%
5/9/2022	2967	BLDG #9-CLASSROOM/TOILET #2	1998	1320	\$0	\$0	\$46,200	\$46,200	\$707,500	7%
5/9/2022	2959	BLDG #9-CLASSROOM/TOILET #1	1998	1320	\$0	\$0	\$46,200	\$46,200	\$707,500	7%

DATA

SITE #:		9796								
SURVEY DT	BLDG #	NAME	YR BUILT	SQ FT	PRIORITY CLASSES		LONG TERM (3) COST	PR CLASS	COST TO REPLACE	FCI
					CRITICAL (1) COST	NECESSARY (2) COST				
5/9/2022	2952	BLDG #2-FOOD SERVICE	1998	8672	\$10,000	\$457,900	\$138,700	\$606,600	\$6,677,400	9%
5/9/2022	2956	BLDG #6-MAINTENANCE SHOP	1998	9720	\$0	\$949,480	\$55,300	\$1,004,780	\$5,209,900	19%
5/9/2022	4266	WATER TANK	1998	1260	\$0	\$414,700	\$0	\$414,700	\$950,000	44%
TOTALS:				88,938	\$55,000	\$3,428,980	\$1,049,200	\$4,533,180	\$60,582,600	7%

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
2951	2951ELE1	ARC FLASH and ELECTRICAL COORDINATION STUDY	NEW	10,000.00
2952	2952ELE1	ARC FLASH and ELECTRICAL COORDINATION STUDY	NEW	10,000.00
2953	2953ELE1	ARC FLASH and ELECTRICAL COORDINATION STUDY	NEW	15,000.00
2955	2955ELE1	ARC FLASH and ELECTRICAL COORDINATION STUDY	NEW	10,000.00
2957	2957ELE1	ARC FLASH and ELECTRICAL COORDINATION STUDY	NEW	10,000.00
				\$55,000.00

PRIORITY 2 – NECESSARY, NOT YET CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
2951	2951HVA1	HVAC REPLACEMENT	IN PROGRESS	81,800.00
2952	2952HVA1	HVAC REPLACEMENT	IN PROGRESS	271,500.00
2952	2952PLM2	WATER HEATER REPLACEMENT	IN PROGRESS	186,400.00
2953	2953HVA1	HVAC REPLACEMENT	IN PROGRESS	654,700.00
2954	2954PLM2	WATER HEATER REPLACEMENT	IN PROGRESS	298,200.00
2955	2955HVA1	HVAC REPLACEMENT	IN PROGRESS	327,300.00
2956	2956EXT3	RAIN GUTTER REPLACEMENT	NEW	10,000.00
2956	2956PLM2	WATER HEATER REPLACEMENT	IN PROGRESS	186,380.00
2956	2956INT2	FLOORING REPAIRS	DEFERRED	48,600.00
2956	2956EXT4	OVERHEAD DOOR REPLACEMENT	IN PROGRESS	377,200.00
2956	2956HVA1	HVAC REPLACEMENT	IN PROGRESS	327,300.00
2960	2960EXT1	EXTERIOR FINISHES	DEFERRED	2,900.00
4266	4266SIT1	WATER TANK REFURBISHMENT	IN PROGRESS	414,700.00
9796	9796SIT1	SLURRY SEAL ASPHALT PAVING	DEFERRED	242,000.00
				\$3,428,980.00

PRIORITY 3 – LONG TERM NEEDS

BLDG #	PROJECT #	STATUS	DESC	COST
2951	2951EXT2	EXTERIOR FINISHES	NEW	53,300.00
2951	2951INT3	INTERIOR FINISHES	NEW	88,800.00
2952	2952EXT2	EXTERIOR FINISHES	NEW	52,000.00
2952	2952INT3	INTERIOR FINISHES	NEW	86,700.00
2953	2953EXT3	EXTERIOR FINISHES	NEW	118,400.00
2953	2953INT3	INTERIOR FINISHES	NEW	157,900.00
2954	2954INT3	INTERIOR FINISHES	NEW	5,000.00
2954	2954EXT2	EXTERIOR FINISHES	NEW	48,800.00
2955	2955EXT3	EXTERIOR FINISHES	NEW	58,900.00
2955	2955INT3	INTERIOR FINISHES	NEW	35,300.00
2956	2956EXT1	EXTERIOR FINISHES	DEFERRED	48,600.00

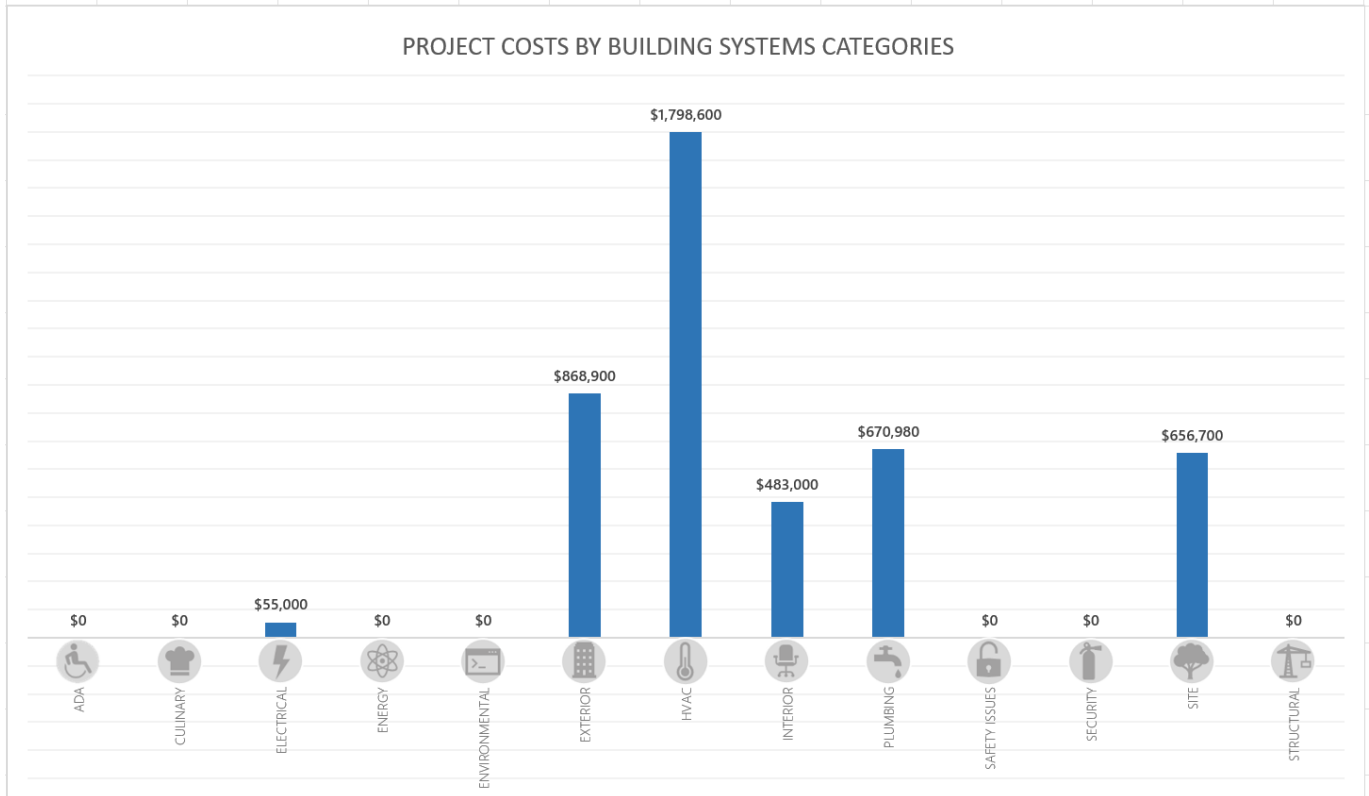
FACILITY CONDITION ASSESSMENT REPORT (FCA)
SITE:9796 – BATTLE BORN YOUTH CHALLENGE ACADEMY SITE

2956	2956INT3	INTERIOR FINISHES	NEW	6,700.00
2957	2957EXT2	EXTERIOR FINISHES	NEW	15,800.00
2957	2957INT2	INTERIOR FINISHES	NEW	3,200.00
2958	2958EXT2	EXTERIOR FINISHES	NEW	12,400.00
2958	2958HVA1	HVAC SYSTEMS REPLACEMENT	NEW	56,800.00
2959	2959HVA1	HVAC SYSTEMS REPLACEMENT	NEW	39,600.00
2959	2959EXT2	EXTERIOR FINISHES	NEW	6,600.00
2962	2962EXT2	EXTERIOR FINISHES	NEW	12,900.00
2963	2963EXT2	EXTERIOR FINISHES	NEW	600.00
2964	2964EXT2	EXTERIOR FINISHES	NEW	18,500.00
2964	2964INT2	INTERIOR FINISHES	NEW	18,500.00
2967	2967EXT3	EXTERIOR FINISHES	NEW	6,600.00
2967	2967HVA1	HVAC SYSTEMS REPLACEMENT	NEW	39,600.00
3033	3033EXT2	EXTERIOR FINISHES	NEW	500.00
3034	3034EXT2	EXTERIOR FINISHES	NEW	500.00
3036	3036EXT2	EXTERIOR FINISHES	NEW	500.00
3037	3037EXT2	EXTERIOR FINISHES	NEW	1,000.00
3161	3161EXT1	EXTERIOR FINISHES	NEW	16,100.00
3161	3161INT1	INTERIOR FINISHES	NEW	32,300.00
9796	9796EXT2	EXTERIOR FINISHES, SHADE RAMADAS	NEW	6,800.00
				\$1,049,200.00
GRAND TOTAL				\$4,533,180.00

CONSTRUCTION PROJECT PORTFOLIO BY SITE/BUILDING

DISCLAIMER

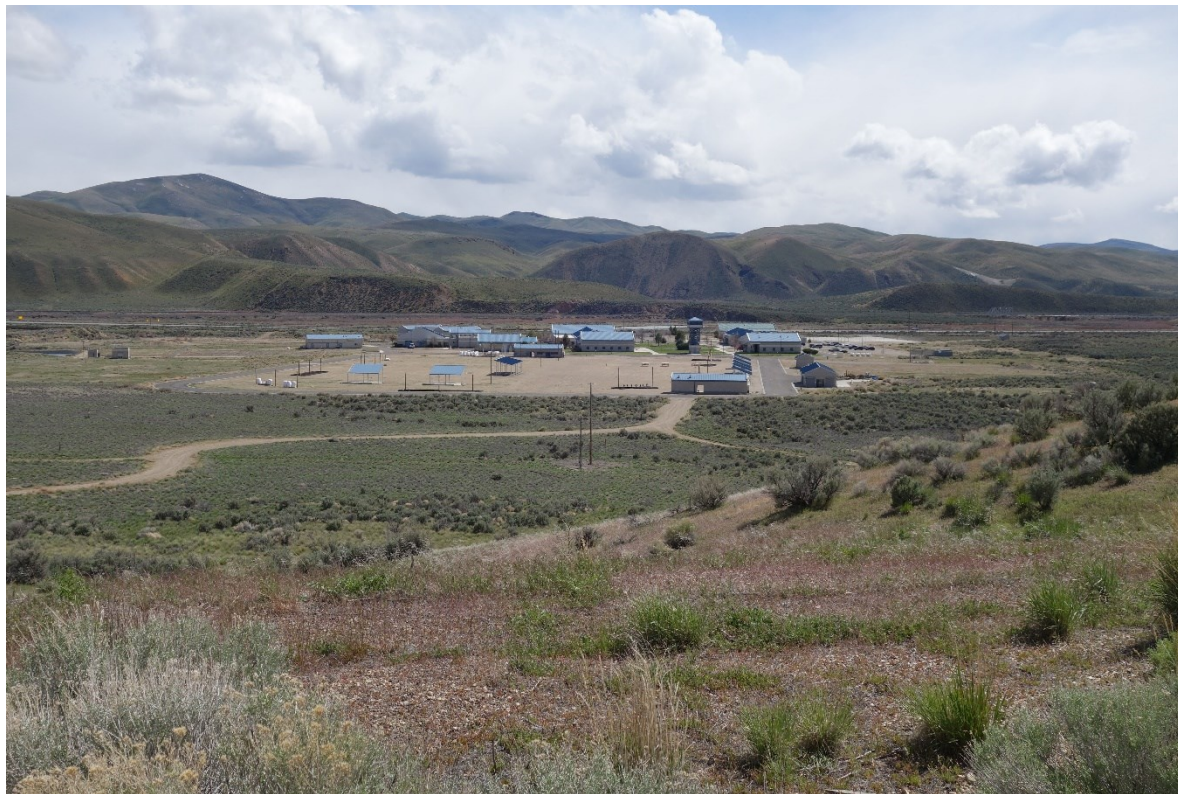
7. The deficiencies outlined in this report were noted in a visual survey, they do not represent the cost of a complete facility renovation or routine maintenance costs.



9796 BATTLE BORN YOUTH CHALLENGE ACADEMY SITE

OCCUPIED

The Battle Born Youth Challenge Academy, formerly the Fire Science Academy site, is located about 5 miles east of Carlin, Nevada. The facility sits on 432 acres with 40 acres dedicated to the actual campus. As the former name indicates, the site and buildings were created to provide on-site firefighting and hazardous materials response training in a classroom and hands-on environment. The core facility has 7 buildings including the Administration Building (repurposed as Girl's Dormitory), Food Services (function currently continues), Staff Residence (function currently continues), Fire Station (repurposed as Maintenance Shop), Turnout (repurposed as Boy's Dormitory), a Classroom building (function currently continues), and a Buildings and Grounds building (function currently continues). Since being



repurposed to the Youth Challenge Academy, the site is largely unchanged with the exception of an investment in 2020 to Buildings 1, 2 & 5 under project 20-A006. Buildings 1 & 5 were converted into dormitories for men and women and a walk-in cooler/freezer, and an infirmary were added to Building 2. The entire site, including interior and exterior, has been upgraded to LED lighting. The site wide underground Water Source Heat Pump (WSHP) loop was replaced under CIP 19-M58. The site sidewalks are mostly ADA compliant. There is a large parking area complete with ADA accessible parking and route of travel to the main core of the buildings.

There is a large area north of the main campus formerly used as a firefighting prop area consisting of about 20 acres. The area is largely unchanged except for removal of concrete slabs, containment areas and demonstration infrastructure. The water treatment area to the east of the prop area has been decommissioned also. The water

treatment systems have been removed and the containment ponds have been decommissioned and back filled. Water service is provided by the City of Carlin which is pumped to a water storage tank on site. The storage tank was reconditioned in 2023. Electrical service is provided by Wells Rural Electric Company and there is propane service for heating equipment. The site has its own wastewater treatment system including a holding pond. The site is in good condition.

9796 BATTLE BORN YOUTH CHALLENGE ACADEMY SITE

PRIORITY #: 2
PROJECT ID: 9796-SIT-1
CONST COST: \$242,000

DEFERRED SLURRY SEAL ASPHALT PAVING

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads and parking areas. Striping is included in this estimate. This project should be scheduled on a 4 - 5-year cyclical basis to maintain the integrity of the paving and prevent premature failure. 121,000 square feet of asphalt area was used to generate this estimate.



9796 BATTLE BORN YOUTH CHALLENGE ACADEMY SITE

PRIORITY #: 3
PROJECT ID: 9796-EXT-2
CONST COST: \$6,800

NEW EXTERIOR FINISHES, SHADE RAMADAS

There are 10 steel shade ramadas in different locations throughout the site which are either 600 sf. or 1,366 sf. for a total of 6,766 sf. The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the structures. This project would provide for painting of the structures, and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structures.



9796 BATTLE BORN YOUTH CHALLENGE ACADEMY SITE

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$242,000
PRIORITY CLASS 3:	\$6,800.00
GRAND TOTAL:	\$248,800.00

4266 WATER TANK

OCCUPIED

IBC CONS TYPE:	V-B	YEAR:	1998
IBC OCC TYPE 1:	0 % U	S Q FT:	1,260
IBC OCC TYPE 2:	0%	LEVEL(s):	0
EXT FINISH 1 :	0%	BSMT?	No
EXT FINISH 2 :	0%	FIRE SUPP:	0 %

This 246,000-gallon water storage tank provides the site domestic water storage needs. It is approximately 40 feet in diameter and is located on the north side of the property. It is elevated approximately 100' above the site on a hilltop. The tank was reconditioned with new interior and exterior coatings under CIP 21-M47.



4266 WATER TANK

PRIORITY #: 2
PROJECT ID: 4266-SIT-1
CONST COST: \$414,700

IN PROGRESS WATER TANK REFURBISHMENT

The interior and exterior finishes on the water storage tank are original and show signs of corrosion and deterioration. This project recommends a complete recondition of the 246,000-gallon tank's interior and exterior and complete sanitization of tank interior at the conclusion of the project.

This project is in design under CIP 21-M47, and the estimate is based off that project.



4266 WATER TANK

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$414,700.00
PRIORITY CLASS 3:	\$0.00
GRAND TOTAL:	\$414,700.00
PROJECT COST PER SQ FT:	\$329.13
TOTAL FRC:	\$950,000.00
FRC PER SQ FT:	\$753.97
FCI:	43.65%

3161 CARLIN READINESS CENTER

OCCUPIED

MASONRY WITH METAL ROOF

IBC CONS TYPE:		YEAR:	2013
IBC OCC TYPE 1:	35% B	SQ FT:	5,376
IBC OCC TYPE 2:	65% S-1	LEVEL(s):	1
EXT FINISH 1 :	0% Masonry	BSMT?	No
EXT FINISH 2 :	0%	FIRE SUPP:	100 %

National Guard Readiness Center single story comprised of administrative offices, lockers, training and equipment storage; including a weapons vault and field pack storage cages.



3161 CARLIN READINESS CENTER

PRIORITY #: 3
PROJECT ID: 3161-EXT-1
CONST COST: \$16,100

NEW EXTERIOR FINISHES

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. Included in the cost are cleaning and sealing the masonry and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.



3161 CARLIN READINESS CENTER

PRIORITY #: 3
PROJECT ID: 3161-INT-1
CONST COST: \$32,300

NEW 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 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.



3161 CARLIN READINESS CENTER
PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$48,400.00
GRAND TOTAL:	\$48,400.00
PROJECT COST PER SQ FT:	\$9.00
TOTAL FRC:	\$3,903,000.00
FRC PER SQ FT:	\$726.00
FCI:	1.24%

3037 STORAGE SHED

OCCUPIED

CONCRETE MASONRY UNITS & WOOD

IBC CONS TYPE:	III-B	YEAR:	1998
IBC OCC TYPE 1:	0% U	SQ FT:	200
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	100% Concrete Masonry Units	BSMT?	No
EXT FINISH 2 :	0%	FIRE SUPP:	0 %

The Well Pump House is a concrete masonry unit and wood framed structure with a single-ply roofing system on a concrete slab-on-grade foundation. It is located north of the Sanitary Sewer Building (#3033) and is no longer used as the well does not provide water for the facility. This building is in good shape.



3037 STORAGE SHED

PRIORITY #: 3
PROJECT ID: 3037-EXT-2
CONST COST: \$1,000

NEW EXTERIOR FINISHES

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. Included in the cost are cleaning and sealing the masonry and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed 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.



3037 STORAGE SHED

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$1,000.00
GRAND TOTAL:	\$1,000.00
PROJECT COST PER SQ FT:	\$5.00
TOTAL FRC:	\$40,000.00
FRC PER SQ FT:	\$200.00
FCI:	2.50%

3036 DOMESTIC WATER PUMP HOUSE

OCCUPIED

CONCRETE MASONRY UNITS & WOOD

IBC CONS TYPE:	III-B	YEAR:	1998
IBC OCC TYPE 1:	100% U	SQ FT:	100
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	100% Concrete Masonry Units	BSMT?	No
EXT FINISH 2 :	0%	FIRE SUPP:	0 %

The Domestic Water Pump House is a concrete masonry unit and wood framed structure with a standing seam metal roofing system on a concrete slab-on-grade foundation. It is located southwest of the main site and pumps the domestic water supplied by the City of Carlin to the water tank at the north end of the site. This building is in good shape.



3036 DOMESTIC WATER PUMP HOUSE

PRIORITY #: 3
PROJECT ID: 3036-EXT-2
CONST COST: \$500

NEW 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. Included in the cost are cleaning and sealing the masonry and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.



3036 DOMESTIC WATER PUMP HOUSE

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$500.00
GRAND TOTAL:	\$500.00
PROJECT COST PER SQ FT:	\$5.00
TOTAL FRC:	\$50,000.00
FRC PER SQ FT:	\$500.00
FCI:	1.00%

3034 CHEMICAL STORAGE BUILDING

OCCUPIED

CONCRETE MASONRY UNITS & WOOD

IBC CONS TYPE:	III-B	YEAR:	1998
IBC OCC TYPE 1:	100 % H-4	SQ FT:	100
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	100 % Concrete Masonry Units	BSMT?	No
EXT FINISH 2 :	0%	FIRE SUPP:	0 %

The Chemical Storage building is a concrete masonry unit and wood framed structure with a single-ply roofing system on a concrete slab-on-grade foundation. It is located along the east side of the sewage holding pond. This building is in good condition.



3034 CHEMICAL STORAGE BUILDING

PRIORITY #: 3
PROJECT ID: 3034-EXT-2
CONST COST: \$500

NEW EXTERIOR FINISHES

The exterior finishes were in fair 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. Included in the cost are cleaning and sealing the masonry and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.



3034 CHEMICAL STORAGE BUILDING

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$500.00
GRAND TOTAL:	\$500.00
PROJECT COST PER SQ FT:	\$5.00
TOTAL FRC:	\$50,000.00
FRC PER SQ FT:	\$500.00
FCI:	1.00%

3033 SANITARY SEWER BUILDING

OCCUPIED

CONCRETE MASONRY UNITS & WOOD

IBC CONS TYPE:	III-B	YEAR:	1998
IBC OCC TYPE 1:	100% U	SQ FT:	100
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	100% Concrete Masonry Units	BSMT?	No
EXT FINISH 2 :	0%	FIRE SUPP:	0 %

The Sanitary Sewer building is a concrete masonry unit and wood framed structure with a single-ply roofing system on a concrete slab-on-grade foundation. It is located just northwest side of the sewage holding pond. This building is in good condition.



3033 SANITARY SEWER BUILDING

PRIORITY #: 3
PROJECT ID: 3033-EXT-2
CONST COST: \$500

NEW EXTERIOR FINISHES

The exterior finishes were in fair 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. Included in the cost are cleaning and sealing the masonry and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.



3033 SANITARY SEWER BUILDING
PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$500.00
GRAND TOTAL:	\$500.00
PROJECT COST PER SQ FT:	\$5.00
TOTAL FRC:	\$50,000.00
FRC PER SQ FT:	\$500.00
FCI:	1.00%

2967 BLDG #9-CLASSROOM/TOILET #2

OCCUPIED

CONCRETE MASONRY UNITS & WOOD

IBC CONS TYPE:	III-B	YEAR:	1998
IBC OCC TYPE 1:	100% B	SQ FT:	1,320
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	80% Concrete Masonry Units	BSMT?	No
EXT FINISH 2 :	20% Glazing	FIRE SUPP:	0 %

The Classroom / Toilet #2 building is a concrete masonry unit, steel and wood framed structure with a standing seam metal roofing system on a concrete slab-on-grade foundation. It contains a classroom, storage room and restrooms. There is a wall mounted packaged HVAC system for heating and cooling the classroom and an electric heater for the restrooms. The building is in good condition.



2967 BLDG #9-CLASSROOM/TOILET #2

PRIORITY #: 3
PROJECT ID: 2967-EXT-3
CONST COST: \$6,600

NEW EXTERIOR FINISHES

The exterior finishes were in fair 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. Included in the cost are cleaning and sealing the masonry and caulking of the control joints, 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.



2967 BLDG #9-CLASSROOM/TOILET #2

PRIORITY #: 3
PROJECT ID: 2967-HVA-1
CONST COST: \$39,600

DEFERRED HVAC SYSTEMS REPLACEMENT

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



2967 BLDG #9-CLASSROOM/TOILET #2

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$46,200.00
GRAND TOTAL:	\$46,200.00
PROJECT COST PER SQ FT:	\$35.00
TOTAL FRC:	\$708,000.00
FRC PER SQ FT:	\$535.98
FCI:	6.53%

2964 MAINTENANCE BUILDING

OCCUPIED

ENGINEERED STEEL BUILDING

IBC CONS TYPE:	III-B	YEAR:	2002
IBC OCC TYPE 1:	100 % H-2	SQ FT:	3,696
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	100 % Metal Siding	BSMT?	No
EXT FINISH 2 :	0%	FIRE SUPP:	100 %

The Maintenance Building, formerly the DAF / Chemical Building, is an engineered steel structure with a standing seam metal roofing system on a concrete foundation. The primary function of this building has been re-purposed for maintenance storage. There is an office, electrical switchgear and ancillary equipment that remain from the original use and open storage for the maintenance equipment. It has an exterior ground mounted HVAC packaged system on the east side and has a full fire protection system including alarms and sprinklers. The facility is in good condition.



2964 MAINTENANCE BUILDING

PRIORITY #: 3
PROJECT ID: 2964-EXT-2
CONST COST: \$18,500

NEW EXTERIOR FINISHES

The exterior finishes are in fair 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. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.



2964 MAINTENANCE BUILDING

PRIORITY #: 3
PROJECT ID: 2964-INT-2
CONST COST: \$18,500

NEW 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 4 to 5 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.



2964 MAINTENANCE BUILDING

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$37,000.00
GRAND TOTAL:	\$37,000.00
PROJECT COST PER SQ FT:	\$10.01
TOTAL FRC:	\$1,478,000.00
FRC PER SQ FT:	\$400.00
FCI:	2.50%

2963 BLDG #14-SECURITY KIOSK

VACANT

CONCRETE MASONRY UNITS & WOOD

IBC CONS TYPE:	III-B	YEAR:	1998
IBC OCC TYPE 1:	100% B	SQ FT:	60
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	75 % Concrete Masonry Units	BSMT?	No
EXT FINISH 2 :	25 % Glazing	FIRE SUPP:	0 %

The Security Kiosk is a concrete masonry unit and wood framed structure with a standing seam metal roofing system on a concrete slab-on-grade foundation. It is currently not in use.



2963 BLDG #14-SECURITY KIOSK

PRIORITY #: 3
PROJECT ID: 2963-EXT-2
CONST COST: \$600

NEW EXTERIOR FINISHES

The exterior finishes were in fair 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. Included in the cost are cleaning and sealing the masonry and caulking of the control joints, metal panels, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.



2963 BLDG #14-SECURITY KIOSK
PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$600.00
GRAND TOTAL:	\$600.00
PROJECT COST PER SQ FT:	\$10.00
TOTAL FRC:	\$60,000.00
FRC PER SQ FT:	\$1,000.00
FCI:	1.00%

2962 BLDG #13-TOWER

VACANT

STEEL FRAMING

IBC CONS TYPE:	III-B	YEAR:	1998
IBC OCC TYPE 1:	100 % B	SQ FT:	644
IBC OCC TYPE 2:	0%	LEVEL(s):	2
EXT FINISH 1 :	100 % Steep Post & Beam	BSMT?	No
EXT FINISH 2 :	0%	FIRE SUPP:	0 %

The Tower is a large steel framed structure with a standing seam metal roofing system on a concrete foundation. It is located on the north side of the quad and was used for observation purposes. It is no longer in use.



2962 BLDG #13-TOWER

PRIORITY #: 3
PROJECT ID: 2962-EXT-2
CONST COST: \$12,900

NEW EXTERIOR FINISHES

The exterior finishes were in fair 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. Included in the cost are cleaning and painting of the steel posts, beams and columns, sealing and caulking of the metal panels, windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted, sealed and caulked in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.



2962 BLDG #13-TOWER

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$12,900.00
GRAND TOTAL:	\$12,900.00
PROJECT COST PER SQ FT:	\$20.03
TOTAL FRC:	\$644,000.00
FRC PER SQ FT:	\$1,000.00
FCI:	2.00%

2960 BLDG #10-TOILET ROOMS

OCCUPIED

CONCRETE MASONRY UNITS & WOOD

IBC CONS TYPE:	III-B	YEAR:	1998
IBC OCC TYPE 1:	100% B	SQ FT:	573
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	100% Concrete Masonry Units	BSMT?	No
EXT FINISH 2 :	0%	FIRE SUPP:	0 %

The Toilet Rooms building is a concrete masonry unit, steel and wood framed structure with a standing seam metal roofing system on a concrete slab-on-grade foundation. It has Men's and Women's restroom facilities and is mostly ADA compliant. There are wall mounted heating units to supply the restrooms. There is no cooling. The building is in good condition.



2960 BLDG #10-TOILET ROOMS

PRIORITY #: 2
PROJECT ID: 2960-EXT-1
CONST COST: \$2,900

DEFERRED EXTERIOR FINISHES

The exterior finishes were in fair 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. Included in the cost are cleaning and sealing the masonry and caulking of the control joints, 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.



2960 BLDG #10-TOILET ROOMS

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$2,900.00
PRIORITY CLASS 3:	\$0.00
GRAND TOTAL:	\$2,900.00
PROJECT COST PER SQ FT:	\$5.06
TOTAL FRC:	\$307,000.00
FRC PER SQ FT:	\$535.95
FCI:	0.94%

2959 BLDG #9-CLASSROOM/TOILET #1

OCCUPIED

CONCRETE MASONRY UNITS & WOOD

IBC CONS TYPE:	III-B	YEAR:	1998
IBC OCC TYPE 1:	100% B	SQ FT:	1,320
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	90 % Concrete Masonry Units	BSMT?	No
EXT FINISH 2 :	10 % Glazing	FIRE SUPP:	0 %

The Classroom/Toilet #1 building is a concrete masonry unit, steel and wood framed structure with a standing seam metal roofing system on a concrete slab-on-grade foundation. It has a classroom, storage room and a fire extinguisher recharge area. There are wall mounted heating units to supply the restrooms. There is no cooling. The building is in good condition.



2959 BLDG #9-CLASSROOM/TOILET #1

PRIORITY #: 3
PROJECT ID: 2959-EXT-2
CONST COST: \$6,600

NEW EXTERIOR FINISHES

The exterior finishes were in fair 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. Included in the cost are cleaning and sealing the masonry and caulking of the control joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.



2959 BLDG #9-CLASSROOM/TOILET #1

PRIORITY #: 3
PROJECT ID: 2959-HVA-1
CONST COST: \$39,600

DEFERRED HVAC SYSTEMS REPLACEMENT

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



2959 BLDG #9-CLASSROOM/TOILET #1

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$46,200.00
GRAND TOTAL:	\$46,200.00
PROJECT COST PER SQ FT:	\$35.00
TOTAL FRC:	\$708,000.00
FRC PER SQ FT:	\$535.98
FCI:	6.53%

2958 BLDG #8-CABANA/STORAGE

OCCUPIED

CONCRETE MASONRY UNITS & WOOD

IBC CONS TYPE:	III-B	YEAR:	1998
IBC OCC TYPE 1:	100 % S-1	SQ FT:	2,480
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	100 % Concrete Masonry Units	BSMT?	No
EXT FINISH 2 :	0%	FIRE SUPP:	0 %

The Cabana/Storage building is a concrete masonry unit, steel and wood framed structure with a standing seam metal roofing system on a concrete slab-on-grade foundation. It has a classroom and storage room. There is one wall mounted HVAC packaged unit which provides heating and cooling.



2958 BLDG #8-CABANA/STORAGE

PRIORITY #: 3
PROJECT ID: 2958-EXT-2
CONST COST: \$12,400

NEW EXTERIOR FINISHES

The exterior finishes were in fair 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. Included in the cost are cleaning and sealing the masonry and caulking of the control joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.



2958 BLDG #8-CABANA/STORAGE

PRIORITY #: 3
PROJECT ID: 2958-HVA-1
CONST COST: \$56,800

DEFERRED HVAC SYSTEMS REPLACEMENT

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



2958 BLDG #8-CABANA/STORAGE

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$69,200.00
GRAND TOTAL:	\$69,200.00
PROJECT COST PER SQ FT:	\$27.90
TOTAL FRC:	\$1,329,000.00
FRC PER SQ FT:	\$536.01
FCI:	5.21%

2957 BLDG #7-BUILDINGS AND GROUNDS

OCCUPIED

CONCRETE MASONRY UNITS & WOOD

IBC CONS TYPE:	III-B	YEAR:	1998
IBC OCC TYPE 1:	100% S-1	SQ FT:	3,168
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	100% Concrete Masonry Units	BSMT?	No
EXT FINISH 2 :	0%	FIRE SUPP:	100 %

The Buildings and Grounds building is a concrete masonry unit, steel and wood framed structure with a standing seam metal on a concrete slab-on-grade foundation. The facility contains a large shop area for maintenance and storage as well as an office, storage room and unisex restroom. The Central Plant is located in the building and has two boilers and a single cooling tower which provides tempered water via an insulated ground loop to the 7 core buildings' heat pumps on the main campus.

This building has LPG fired infrared radiant heaters, evaporative cooling and a small electric heater in the restroom. The building has a complete fire protection system including alarms and sprinklers.



2957 BLDG #7-BUILDINGS AND GROUNDS

PRIORITY #: 1
PROJECT ID: 2957-ELE-1
CONST COST: \$10,000

DEFERRED ARC FLASH and ELECTRICAL COORDINATION STUDY

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.



2957 BLDG #7-BUILDINGS AND GROUNDS

PRIORITY #: 3
PROJECT ID: 2957-EXT-2
CONST COST: \$15,800

NEW EXTERIOR FINISHES

The exterior finishes were in fair 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. Included in the cost are painting the steel architectural elements, cleaning and sealing the masonry and caulking of the control joints, metal panels, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.



2957 BLDG #7-BUILDINGS AND GROUNDS

PRIORITY #: 3
PROJECT ID: 2957-INT-2
CONST COST: \$3,200

NEW INTERIOR FINISHES

The interior finishes are in good condition. Most of the walls are unpainted CMU which do not need to be addressed at this time. It is recommended that the painted gypsum board walls 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.



2957 BLDG #7-BUILDINGS AND GROUNDS

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$10,000.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$19,000.00
GRAND TOTAL:	\$29,000.00
PROJECT COST PER SQ FT:	\$9.15
TOTAL FRC:	\$713,000.00
FRC PER SQ FT:	\$225.00
FCI:	4.07%

2956 BLDG #6-MAINTENANCE SHOP

OCCUPIED

CONCRETE MASONRY UNITS & WOOD

IBC CONS TYPE:	III-B	YEAR:	1998
IBC OCC TYPE 1:	100% B	SQ FT:	9,720
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	80% Concrete Masonry Units	BSMT?	No
EXT FINISH 2 :	20% Glazing	FIRE SUPP:	100 %

The Maintenance Shop, formerly the Fire Station, is a concrete masonry unit, steel and wood framed structure with a combination standing seam metal and single ply roofing systems on a concrete slab-on-grade foundation. The single ply roofing was replaced in 2017 and includes a 20-year warranty. The facility contains 4 large drive through bays and a single bay separated by a CMU wall which in which the space has been converted to a physical fitness area, a restroom and offices which are heated and cooled by three roof top package units. This building has a complete fire protection system including alarms and sprinklers.



2956 BLDG #6-MAINTENANCE SHOP

PRIORITY #: 2
PROJECT ID: 2956-INT-2
CONST COST: \$48,600

DEFERRED FLOORING REPAIRS

The sealed concrete in the building is damaged and reaching the end of its useful life. It is recommended that the concrete be sealed in order to extend its useful life. This project would provide for stripping the concrete and applying a new coat of sealant in the next two to three years.

This project or a portion there of was previously recommended in the FCA report dated 11/18/2009 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2022.



2956 BLDG #6-MAINTENANCE SHOP

PRIORITY #: 2
PROJECT ID: 2956-HVA-1
CONST COST: \$327,300

IN PROGRESS HVAC REPLACEMENT

The three packaged rooftop units (RTU's) and make-up air systems have reached the end of their useful life. This project recommends the replacement of the RTU's and two indirect fired make-up air units including cleaning the existing duct work and grilles and test & balance. This project includes removal and disposal of the existing HVAC system and all required connections to utilities. This project is in design under CIP 21-M19 and the estimate is based off that project.



2956 BLDG #6-MAINTENANCE SHOP

PRIORITY #: 2
PROJECT ID: 2956-EXT-4
CONST COST: \$377,200

DEFERRED OVERHEAD DOOR REPLACEMENT

The existing overhead sectional doors are original to the building, thermally inefficient and have reached the end of their useful life. This project recommends the replacement of all 9 overhead doors.

This project is in design under CIP 21-E02 and the estimate is based off that project.



2956 BLDG #6-MAINTENANCE SHOP

PRIORITY #: 2
PROJECT ID: 2956-EXT-3
CONST COST: \$10,000

DEFERRED RAIN GUTTER REPLACEMENT

The rain gutters for the building are failing and causing sidewalk deterioration on the southeast side of the building. This project would fund the replacement of the gutter system. Removal and disposal of the existing gutter system is included in this estimate.



2956 BLDG #6-MAINTENANCE SHOP

PRIORITY #: 2
PROJECT ID: 2956-PLM-2
CONST COST: \$186,380

DEFERRED WATER HEATER REPLACEMENT

There are 4 tankless water heaters and one electric water heater that are not keeping up with demand and recommended to be replaced. 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 new propane-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

This project is in design under CIP 21-M27 and the estimate is based off that project.



2956 BLDG #6-MAINTENANCE SHOP

PRIORITY #: 3
PROJECT ID: 2956-EXT-1
CONST COST: \$48,600

DEFERRED EXTERIOR FINISHES

The exterior finishes were in fair 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. Included in the cost are painting the steel architectural elements, cleaning and sealing the masonry and caulking of the control joints, metal panels, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.



2956 BLDG #6-MAINTENANCE SHOP

PRIORITY #: 3
PROJECT ID: 2956-INT-3
CONST COST: \$6,700

NEW INTERIOR FINISHES

INTERIOR FINISHES The interior finishes are in fair condition. Most of the walls are unpainted CMU which do not need to be addressed at this time. It is recommended that the painted gypsum board walls be painted at least once in the next 4 - 6 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. 1,118 square feet of area has been used to generate this estimate.



2956 BLDG #6-MAINTENANCE SHOP

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$949,480.00
PRIORITY CLASS 3:	\$55,300.00
GRAND TOTAL:	\$1,004,780.00
PROJECT COST PER SQ FT:	\$103.37
TOTAL FRC:	\$5,210,000.00
FRC PER SQ FT:	\$536.00
FCI:	19.29%

2955 BLDG #5-BOYS DORMITORY

OCCUPIED

CONCRETE MASONRY UNITS & WOOD

IBC CONS TYPE:	III-B	YEAR:	1998
IBC OCC TYPE 1:	50% B	SQ FT:	11,782
IBC OCC TYPE 2:	30% R-2	LEVEL(s):	1
EXT FINISH 1 :	100% Concrete Masonry Units	BSMT?	No
EXT FINISH 2 :	0%	FIRE SUPP:	100 %

The Boy's Dormitory, formerly the Turnout building, was remodeled and reconfigured under project 20-A006. It is an insulated concrete masonry unit, steel and wood framed structure with a standing seam metal and single-ply roofing system on a concrete slab-on-grade foundation. The single ply roofing was replaced in 2017 and includes a 20-year warranty. The facility contains 6 separate locker rooms with restrooms and showers, 2 large sleeping rooms, a laundry area, large recreation area and storage. The HVAC system consists of 3 gas fired rooftop packaged units and 4 Water Source Heat pumps (WSHP's) located in the attic space. The WSHP's are connected to the ground loop from the central plant. The building has a complete fire protection system including alarms and sprinklers.



2955 BLDG #5-BOYS DORMITORY

PRIORITY #: 1
PROJECT ID: 2955-ELE-1
CONST COST: \$10,000

DEFERRED ARC FLASH and ELECTRICAL COORDINATION STUDY

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.



2955 BLDG #5-BOYS DORMITORY

PRIORITY #: 2
PROJECT ID: 2955-HVA-1
CONST COST: \$327,300

DEFERRED HVAC REPLACEMENT

The water source heat pumps (WSHE's) and one rooftop unit (RTU) are original to the building and have reached the end of their useful life. This project recommends the replacement of the WSHP's including cleaning the existing duct work and grilles and test & balance. This project includes removal and disposal of the existing HVAC system and all required connections to utilities.

This project is in design under CIP 21-M19 and the estimate is based off that project.



2955 BLDG #5-BOYS DORMITORY

PRIORITY #: 3
PROJECT ID: 2955-EXT-3
CONST COST: \$58,900

NEW EXTERIOR FINISHES

The exterior finishes were in fair 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. Included in the cost are painting the steel architectural elements, cleaning and sealing the masonry and caulking of the control joints, metal panels, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.



2955 BLDG #5-BOYS DORMITORY

PRIORITY #: 3
PROJECT ID: 2955-INT-3
CONST COST: \$35,300

NEW 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 three to four years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.



2955 BLDG #5-BOYS DORMITORY
PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$10,000.00
PRIORITY CLASS 2:	\$327,30000
PRIORITY CLASS 3:	\$94,200.00
GRAND TOTAL:	\$431,500.00
PROJECT COST PER SQ FT:	\$36.62
TOTAL FRC:	\$8,554,000.00
FRC PER SQ FT:	\$726.00
FCI:	5.04%

2954 BLDG #4-STAFF RESIDENCE

OCCUPIED

CONCRETE MASONRY UNITS & WOOD

IBC CONS TYPE:	III-B	YEAR:	1998
IBC OCC TYPE 1:	100% R-1	SQ FT:	9,759
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	80% Concrete Masonry Units	BSMT?	No
EXT FINISH 2 :	20% Glazing	FIRE SUPP:	100 %

The Staff Residence building is an insulated concrete masonry unit, steel and wood framed structure with a standing seam metal and single-ply roofing system on a concrete slab-on-grade foundation. The facility contains 19 individual motel style rooms including an ADA accessible room, Men's and Women's ADA accessible restrooms, storage rooms and a lobby area and mechanical room. The HVAC system consists of packaged units in the attic space. This system is only for the corridor, restrooms and lobby area. The sleeping rooms have individual wall mounted packaged terminal air conditioning (PTAC) heating & cooling units. The PTAC's were replaced in 2018. The building has a complete fire protection system including alarms and sprinklers.



2954 BLDG #4-STAFF RESIDENCE

PRIORITY #: 2
PROJECT ID: 2954-PLM-2
CONST COST: \$298,200

IN PROGRESS WATER HEATER REPLACEMENT

There is a 432 gallon, 985 MBH input propane-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 propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion was previously recommended in the FCA report dated 11/18/2009 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2022.

This project is in design under CIP 21-M27 and the estimate is based off that project.



2954 BLDG #4-STAFF RESIDENCE

PRIORITY #: 3
PROJECT ID: 2954-EXT-2
CONST COST: \$48,800

NEW EXTERIOR FINISHES

The exterior finishes were in fair 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. Included in the cost are painting the steel architectural elements, cleaning and sealing the masonry and caulking of the control joints, metal panels, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.



2954 BLDG #4-STAFF RESIDENCE

PRIORITY #: 3
PROJECT ID: 2954-INT-3
CONST COST: \$5,000

NEW INTERIOR FINISHES

The interior finishes are in good condition. Most of the walls are covered with wallpaper and do not need to be addressed at this time. It is recommended that the painted gypsum board walls be painted at least once in the next 6 - 7 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. 500 square feet of area was used to generate this estimate.



2954 BLDG #4-STAFF RESIDENCE

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$298,200.00
PRIORITY CLASS 3:	\$53,800.00
GRAND TOTAL:	\$352,200.00
PROJECT COST PER SQ FT:	\$36.07
TOTAL FRC:	\$7,514,000.00
FRC PER SQ FT:	\$770.00
FCI:	4.68%

2953 BLDG #3-CLASSROOM

OCCUPIED

CONCRETE MASONRY UNITS & WOOD

IBC CONS TYPE:	III-B	YEAR:	1998
IBC OCC TYPE 1:	100% B	SQ FT:	19,732
IBC OCC TYPE 2:	0%	LEVEL(s):	1
EXT FINISH 1 :	80% Concrete Masonry Units	BSMT?	No
EXT FINISH 2 :	20% Glazing	FIRE SUPP:	100 %

The Classroom building is an insulated concrete masonry unit, steel and wood framed structure with a combination standing seam metal and single ply roofing systems on a concrete slab-on-grade foundation. The single ply roofing was replaced in 2017 and includes a 20-year warranty. The facility contains classrooms and storage spaces, a large auditorium, Men's and Women's ADA accessible restrooms and a lobby area. The Water Source Heat Pump (WSHP) system is located in the attic space and is connected to the closed loop system served by the central plant in the Buildings and Grounds building. The building has a complete fire protection system including alarms and sprinklers.



2953 BLDG #3-CLASSROOM

PRIORITY #: 1
PROJECT ID: 2953-ELE-1
CONST COST: \$15,000

DEFERRED ARC FLASH and ELECTRICAL COORDINATION STUDY

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.



2953 BLDG #3-CLASSROOM

PRIORITY #: 2
PROJECT ID: 2953-HVA-1
CONST COST: \$654,700

DEFERRED HVAC REPLACEMENT

The water source heat pumps (WSHP's) located in the ceiling space of the building are original and have reached the end of their useful life. This project recommends the replacement of the WSHP's including cleaning the existing duct work and grilles and test & balance. This project includes removal and disposal of the existing HVAC system and all required connections to utilities. This project is in design under CIP 21-M19 and the estimate is based off that project.



2953 BLDG #3-CLASSROOM

PRIORITY #: 3
PROJECT ID: 2953-EXT-3
CONST COST: \$118,400

NEW EXTERIOR FINISHES

The exterior finishes were in fair 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. Included in the cost are painting the steel architectural elements, cleaning and sealing the masonry and caulking of the control joints, metal panels, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.



2953 BLDG #3-CLASSROOM

PRIORITY #: 3
PROJECT ID: 2953-INT-3
CONST COST: \$157,900

NEW 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 three to four years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.



2953 BLDG #3-CLASSROOM

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$15,000.00
PRIORITY CLASS 2:	\$654,700.00
PRIORITY CLASS 3:	\$276,300.00
GRAND TOTAL:	\$946,000.00
PROJECT COST PER SQ FT:	\$81.88
TOTAL FRC:	\$15,194,000.00
FRC PER SQ FT:	\$770.00
FCI:	6.23%

2952 BLDG #2-FOOD SERVICE

OCCUPIED

CONCRETE MASONRY UNITS & WOOD

IBC CONS TYPE:	III-B	YEAR:	1998
IBC OCC TYPE 1:	80% A-2	SQ FT:	8,672
IBC OCC TYPE 2:	20% B	LEVEL(s):	1
EXT FINISH 1 :	80% Concrete Masonry Units	BSMT?	No
EXT FINISH 2 :	20% Glazing	FIRE SUPP:	100 %

The Food Service building is an insulated concrete masonry unit, steel and wood framed structure with a standing seam metal roofing system on a concrete slab-on-grade foundation. The facility contains a large dining area and food service island, a full kitchen with cold and dry storage capabilities, Men's and Women's ADA accessible restrooms, and an infirmary with a small LPG fireplace. The Water Source Heat Pump (WSHP) HVAC system located in the ceiling and mezzanine space of the building is served via a ground loop from the central plant in the Buildings and Grounds building. The building is protected by fire alarm and fire suppression systems, including an Ansul system for the kitchen hoods.



2952 BLDG #2-FOOD SERVICE

PRIORITY #: 1
PROJECT ID: 2952-ELE-1
CONST COST: \$10,000

DEFERRED ARC FLASH and ELECTRICAL COORDINATION STUDY

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.



2952 BLDG #2-FOOD SERVICE

PRIORITY #: 2
PROJECT ID: 2952-HVA-1
CONST COST: \$271,500

DEFERRED HVAC REPLACEMENT

The water source heat pumps (WSHE's) providing air conditioning to the building are located in mezzanine over restrooms. The systems have reached the end of their useful life and need replacement. This project recommends the replacement of the WSHP's including cleaning the existing duct work and grilles and test & balance. The project includes removal and disposal of the existing HVAC system and all required connections to utilities.

This project is in design under CIP 21-M19 and the estimate is based off that project.



2952 BLDG #2-FOOD SERVICE

PRIORITY #: 2
PROJECT ID: 2952-PLM-2
CONST COST: \$186,400

DEFERRED WATER HEATER REPLACEMENT

There is a 75 gallon, 75 Mbh water heater that is insufficient to meet the demand. The project recommends the replacement of the existing water heater with a larger gas-fired water heater with rapid recovery and sufficient capacity to meet the demand in the next 2 -3 years. Removal and disposal of the existing equipment is included in this estimate.

This project is in design under CIP 21-M27 and the estimate is based off that project.



2952 BLDG #2-FOOD SERVICE

PRIORITY #: 3
PROJECT ID: 2952-EXT-2
CONST COST: \$52,000

NEW EXTERIOR FINISHES

The exterior finishes were in fair 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. Included in the cost are painting the steel architectural elements, cleaning and sealing the masonry and caulking of the control joints, metal panels, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.



2952 BLDG #2-FOOD SERVICE

PRIORITY #: 3
PROJECT ID: 2952-INT-3
CONST COST: \$86,700

NEW 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 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.



2952 BLDG #2-FOOD SERVICE

PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$10,000.00
PRIORITY CLASS 2:	\$457,900.00
PRIORITY CLASS 3:	\$138,700.00
GRAND TOTAL:	\$606,600.00
PROJECT COST PER SQ FT:	\$69.95
TOTAL FRC:	\$6,677,000.00
FRC PER SQ FT:	\$770.00
FCI:	9.08%

2951 BLDG #1-GIRL'S DORMITORY

OCCUPIED

CONCRETE MASONRY UNITS & WOOD

IBC CONS TYPE:	III-B	YEAR:	1998
IBC OCC TYPE 1:	50% B	SQ FT:	8,876
IBC OCC TYPE 2:	25% R-2	LEVEL(s):	1
EXT FINISH 1 :	80% Concrete Masonry Units	BSMT?	No
EXT FINISH 2 :	20% Glazing	FIRE SUPP:	100 %

The Girl's Dormitory, formerly the Administration Building, was remodeled and reconfigured under project 20-A006. It is an insulated concrete masonry unit, steel and wood framed structure with a standing seam metal roofing system on a concrete slab-on-grade foundation. The facility contains offices, sleeping area, storage, recreation room, and Women's ADA accessible restroom & showers. During the renovation, the HVAC system including ductwork and controls were completely demolished and new floor mounted vertical Water Source Heat Pumps (WSHE), ducting and controls were installed in a room previously used as an office. The WSHE's are connected to a closed loop system served by the central plant adjacent to the Buildings and Grounds building. The building is protected by fire alarm and fire suppression systems.



2951 BLDG #1-GIRL'S DORMITORY

PRIORITY #: 1
PROJECT ID: 2951-ELE-1
CONST COST: \$10,000

DEFERRED ARC FLASH and ELECTRICAL COORDINATION STUDY

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.



2951 BLDG #1-GIRL'S DORMITORY

PRIORITY #: 2
PROJECT ID: 2951-HVA-1
CONST COST: \$81,800

DEFERRED HVAC REPLACEMENT

The majority of the HVAC system in this building was replaced under project 20- A006. However, two water source heat pumps (WSHP), located in the ceiling space supplying the office area were not. This project recommends the replacement of these two WSHP's including cleaning the existing duct work and grilles and test & balance. This project includes removal and disposal of the existing HVAC system and all required connections to utilities.

This project is in design under CIP 21-M19 and the estimate is based off that project.



2951 BLDG #1-GIRL'S DORMITORY

PRIORITY #: 3
PROJECT ID: 2951-EXT-2
CONST COST: \$53,300

NEW EXTERIOR FINISHES

The exterior finishes were in fair 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. Included in the cost are painting the steel architectural elements, cleaning and sealing the masonry and caulking of the control joints, metal panels, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.



2951 BLDG #1-GIRL'S DORMITORY

PRIORITY #: 3
PROJECT ID: 2951-INT-3
CONST COST: \$88,800

NEW INTERIOR FINISHES

The interior finishes were in good condition. It is recommended that the interior walls and ceilings 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.



2951 BLDG #1-GIRL'S DORMITORY
PROJECT COST SUMMARY

PRIORITY CLASS 1:	\$20,000.00
PRIORITY CLASS 2:	\$81,800.00
PRIORITY CLASS 3:	\$142,100.00
GRAND TOTAL:	\$233,900.00
PROJECT COST PER SQ FT:	\$26.35
TOTAL FRC:	\$6,444,000.00
FRC PER SQ FT:	\$726.00
FCI:	3.63%

APPENDICES

APPENDIX A – PROJECT IDENTIFICATION (ID) CATEGORIES

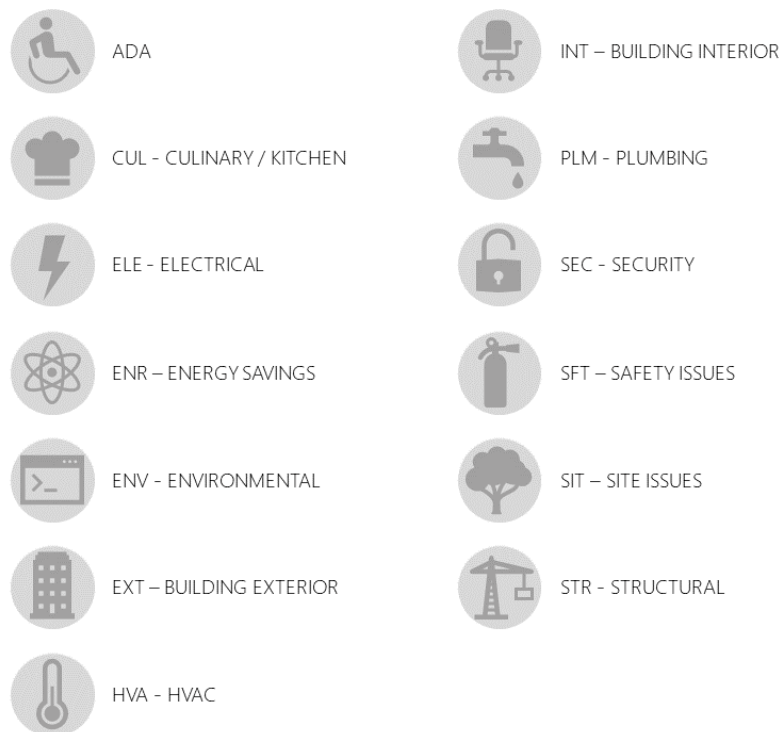
FIGURE 3 is a list of the current building management categories used. The Project ID contains the following:

<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



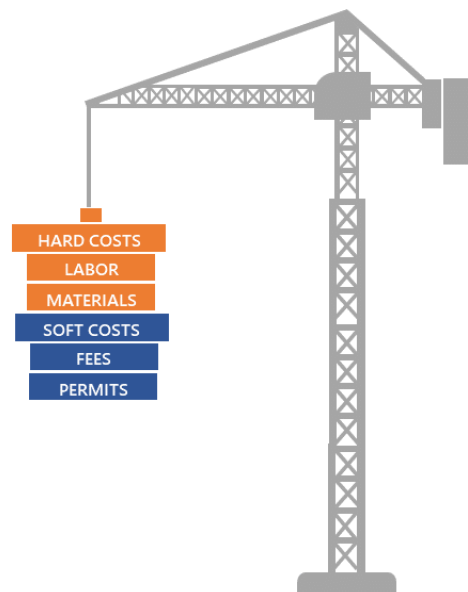
CURRENT CONSTRUCTION PROJECT COST ESTIMATES (Hard Costs)

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	DIV	TITLE	CONTACT	EMAIL
MILITARY	NNG		Major Clayton Campbell	
MILITARY	NNG		Major Brian Hunsaker	
MILITARY	NNG		CPT Johannes Lamprecht	
MILITARY	NNG	Plans and Programs Manager	CPT David M Paxton	
MILITARY	NNG	ISR Program Manager	Chad L. Reese	
MILITARY	NNG	NVARNG Facility Manager	Tony Laskowski	alaskowski@govmail.state.nv.us
MILITARY	NNG	ASO IV	Cheryl Tyler	ctyler@govmail.state.nv.us

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.

STATE PUBLIC WORKS DIVISION



515 E Musser St, Ste 2
Carson City, NV 89701

telephone: 775-684-4141
fax: 775.684-4142

Construction Project Coordinator III

KEN FORBES

kforbes@admin.nv.gov

telephone: 775-684-4108

cell: 775-315-5573

Construction Project Coordinator II

CAROL MYERS

c.myers@admin.nv.gov

telephone: 775.684-4149

cell: 775.690-5134

Administrative Assistant IV

YADHIRA PIMENTEL

ypimentel@admin.nv.gov

telephone: 775.684-4126

APPENDIX H – REVISION HISTORY

VERSION	DATE	AMMENDMENT
0	12/11/2023	Initial.