



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: 12/21/2023

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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.).

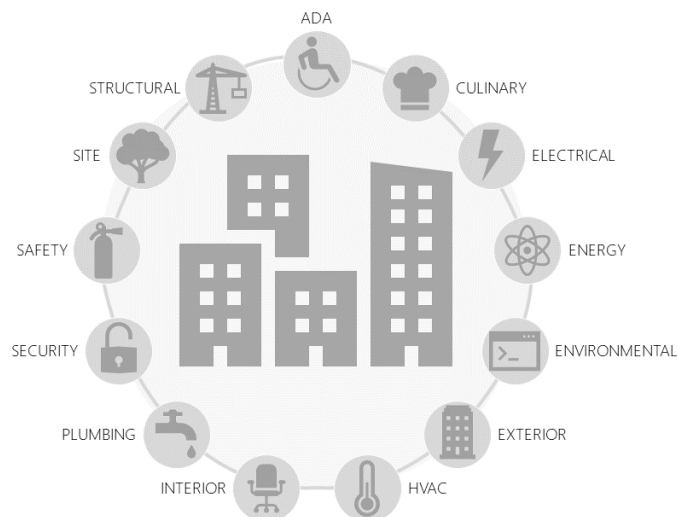
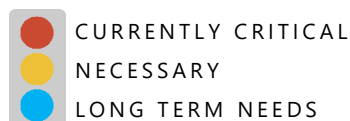


FIGURE 2.



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. |

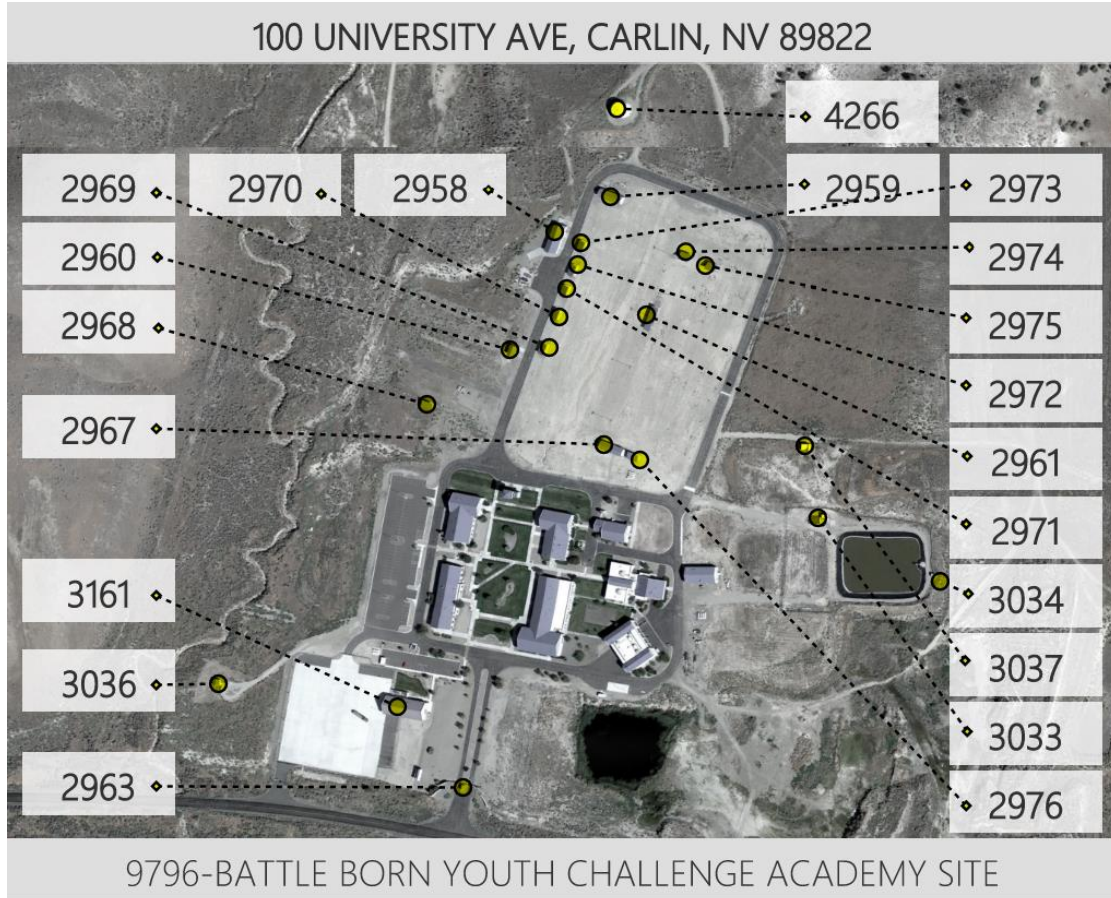
The appendices provide supplementary material for a more comprehensive understanding of priority categorization, cost estimates and facility management standards.

| | |
|------------|---|
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DISCLAIMER

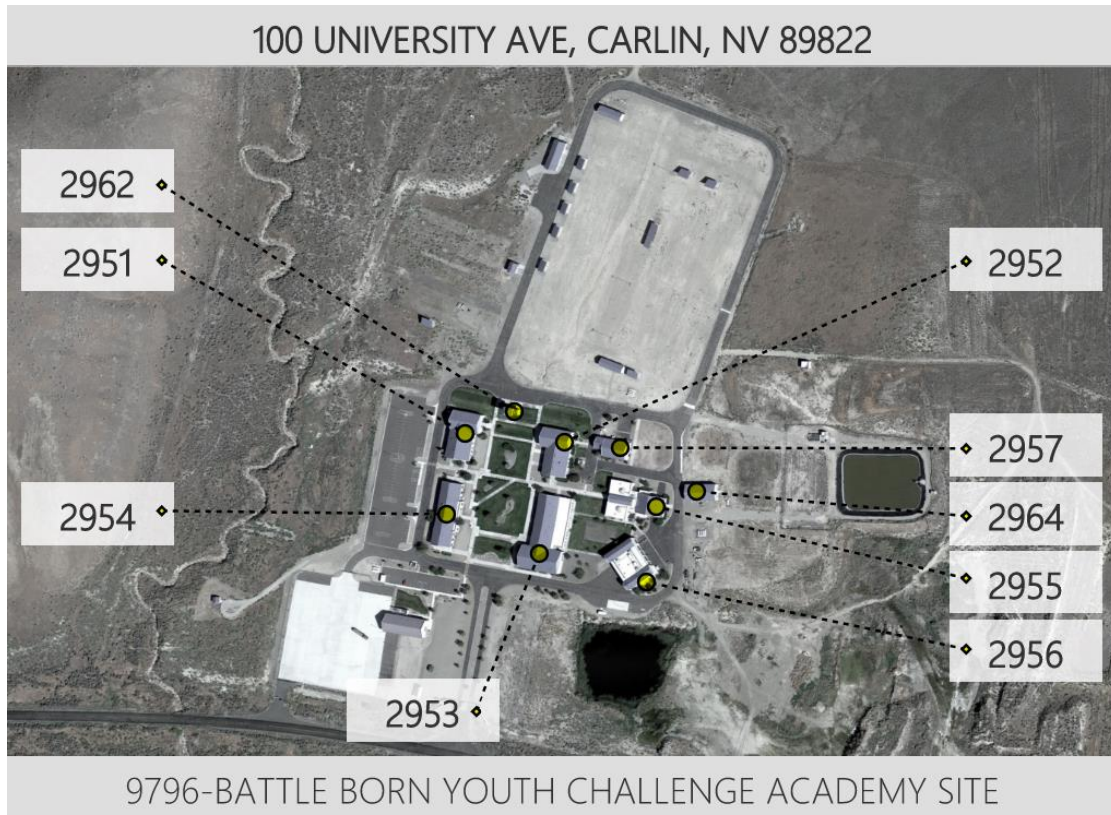
1. The report was prepared by the SPWD under the authority of [NRS 341.128](#) for use as a planning resource.
2. The report does not guarantee funding and should not be used for budgetary purposes.
3. Qualified individuals should develop the overall project's budget estimate and scope.
4. The actual 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 |
|--------|-----------------------------------|----------|-------|
| 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.

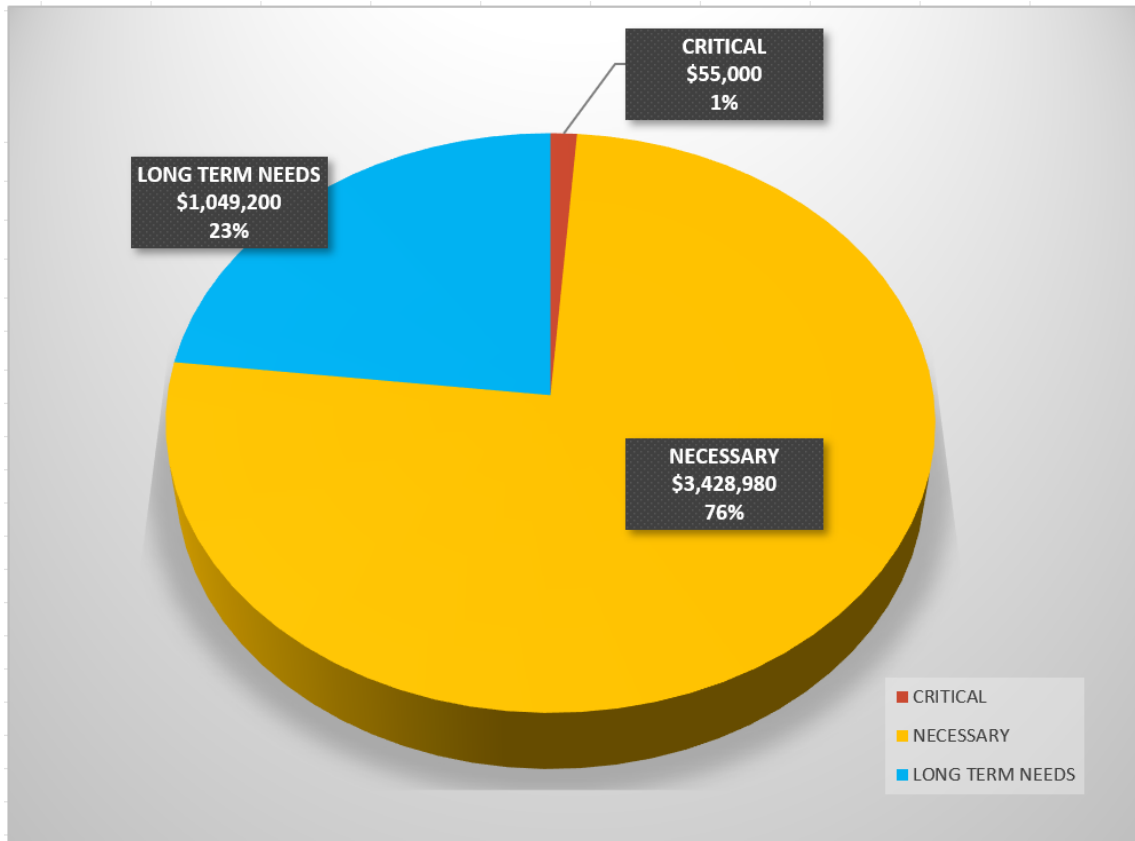
DATA

| SITE #: 9796 | | | | | | | | | | |
|--------------|--------|--|----------|-------|----------------------|-----------------------|-----------------------|-----------|-----------------|-----|
| SURVEY DT | BLDG # | NAME | YR BUILT | SQ FT | PRIORITY CLASSES | | | PR CLASS | COST TO REPLACE | FCI |
| | | | | | CRITICAL (1) COST | NECESSARY (2) COST | LONG TERM (3) COST | | | |
| 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 | | | PR CLASS | COST TO REPLACE | FCI |
| | | | | | CRITICAL (1) COST | NECESSARY (2) COST | LONG TERM (3) 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

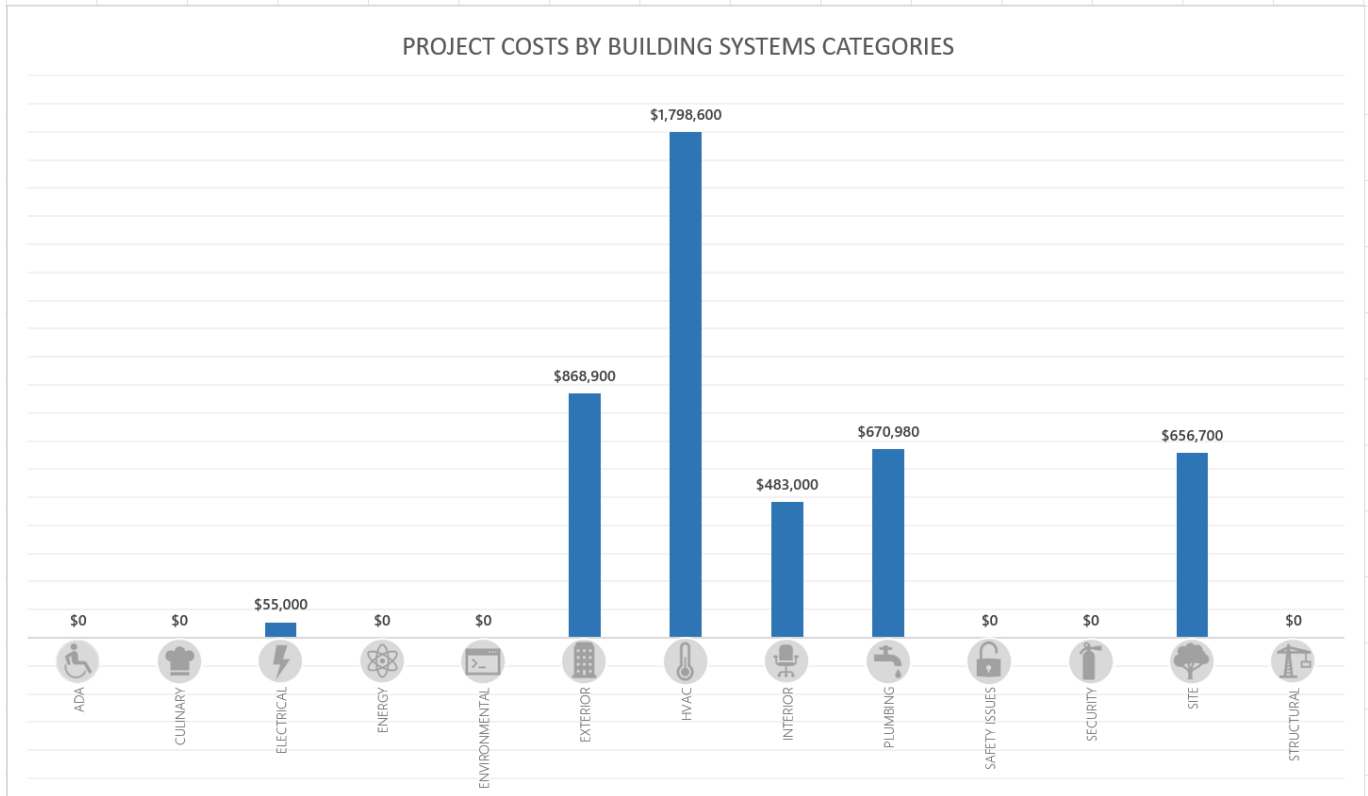
| BLDG # | PROJECT # | STATUS | DESC | COST |
|--------|-----------|-------------------|----------|------------|
| 2951 | 2951EXT2 | EXTERIOR FINISHES | NEW | 53,300.00 |
| 2951 | 2951INT3 | INTERIOR FINISHES | NEW | 88,800.00 |
| 2952 | 2952EXT2 | EXTERIOR FINISHES | NEW | 52,000.00 |
| 2952 | 2952INT3 | 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 |

| | | | | |
|--------------------|----------|----------------------------------|-----|-----------------------|
| 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

- 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 | SQ 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

OCUPIED

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.



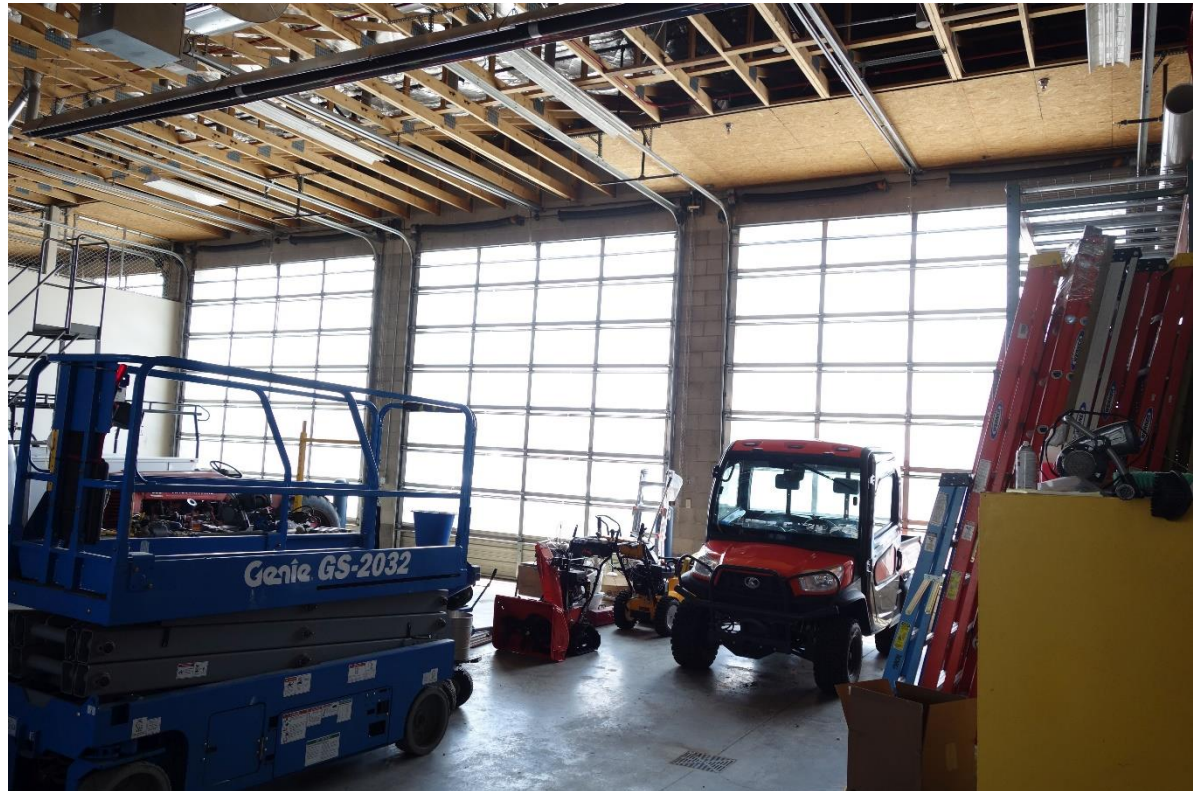
2956 BLDG #6-MAINTENANCE SHOP

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.

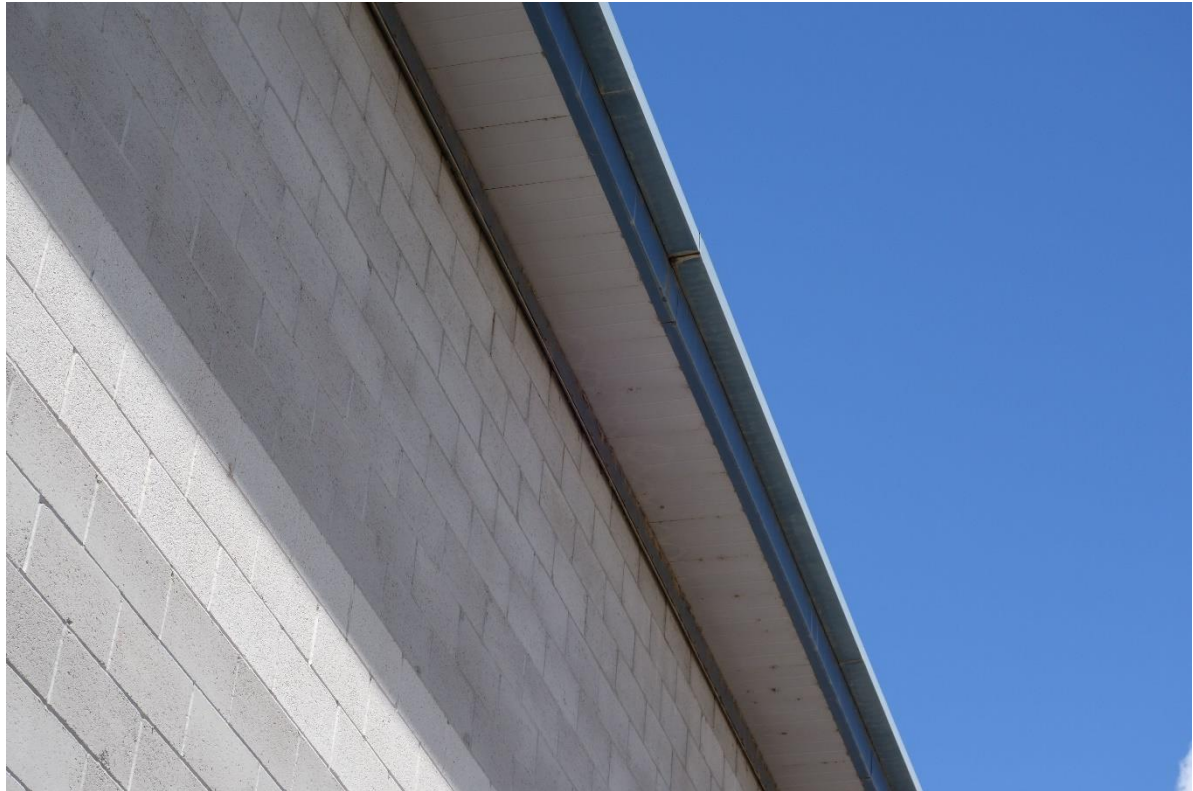


2956 BLDG #6-MAINTENANCE SHOP

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.

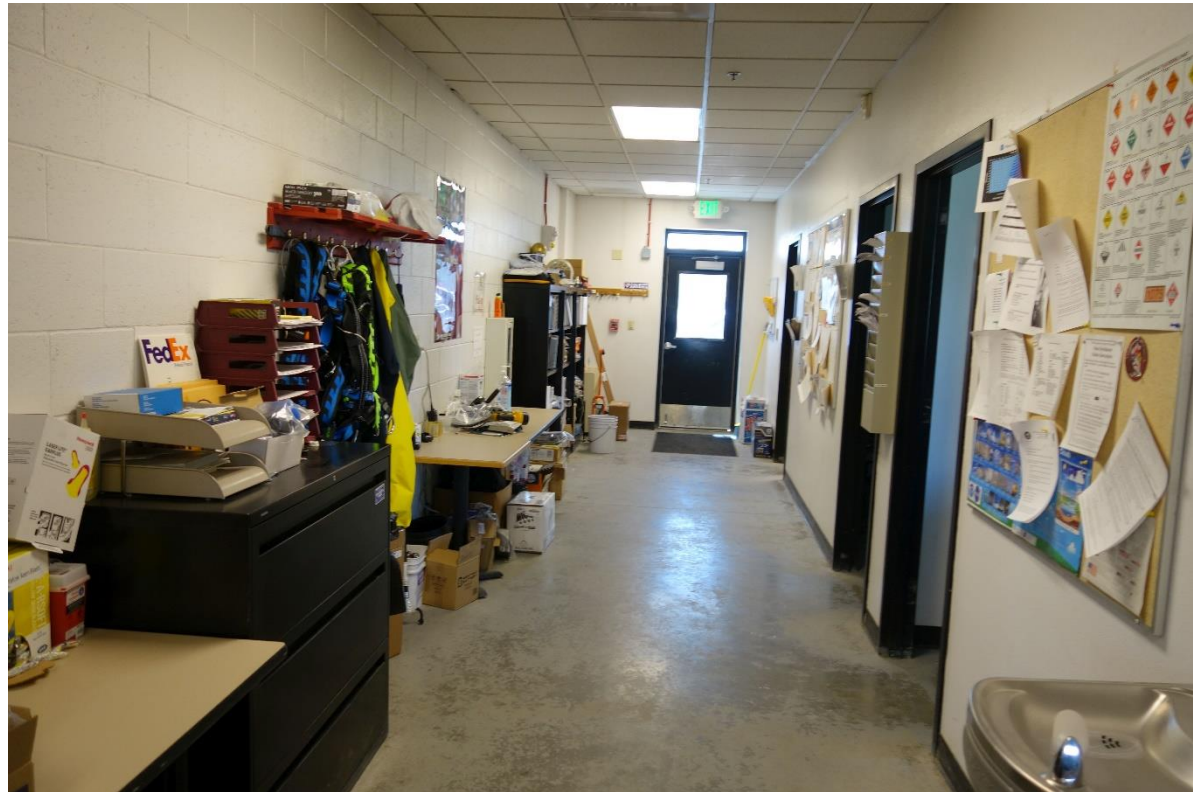


2956 BLDG #6-MAINTENANCE SHOP

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: | \$327,300.00 |
| 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.

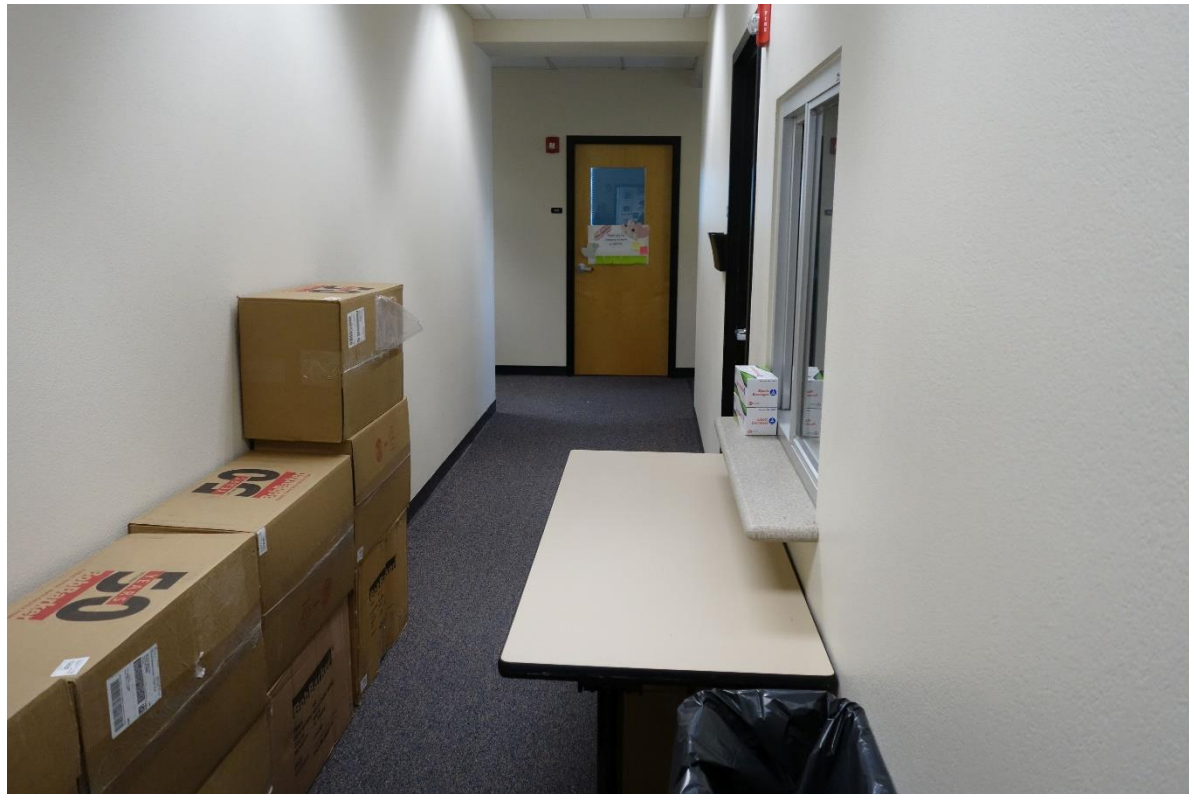


2951 BLDG #1-GIRL'S DORMITORY

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



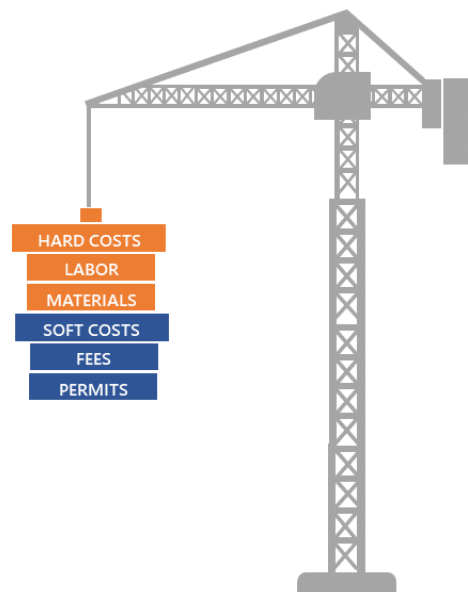
CURRENT CONSTRUCTION PROJECT COST ESTIMATES (Hard Costs)

Cost estimates are derived from:

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

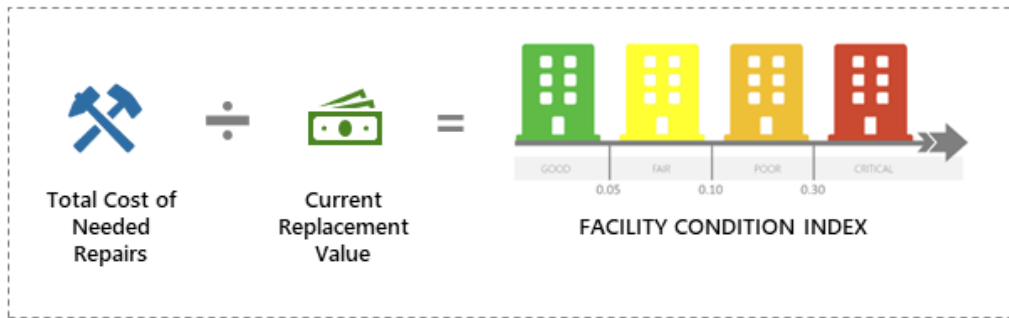
EXCLUDED – (Soft Costs)

- 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 | clayton.w.chappell@us.army.mil |
| MILITARY | NNG | | Major Brian Hunsaker | brian.r.hunsaker.mil@mail.mil |
| MILITARY | NNG | | CPT Johannes Lamprecht | johannes.f.lamprecht.mil@mail.mil |
| MILITARY | NNG | Plans and Programs Manager | CPT David M Paxton | david.m.paxton22.mil@mail.mil |
| MILITARY | NNG | ISR Program Manager | Chad L. Reese | chad.l.reese.civ@mail.mil |
| 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. |