



STATE OF NEVADA STATE PUBLIC WORKS DIVISION

FACILITY CONDITION ASSESSMENT REPORT FOR:



STEWART CAMPUS
NONSTATE ENTITY(S)

SITE #: 9820 STEWART IRRIGATION DIVERSION BLDG SITE
CLEAR CREEK RD
CARSON CITY, NV 89701-6601



Survey Date: 10/5/2023
Distribution Date: 6/25/2024

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FACILITY CONDITION ASSESSMENT INTRODUCTION

PROGRAM

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

REPORT

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

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

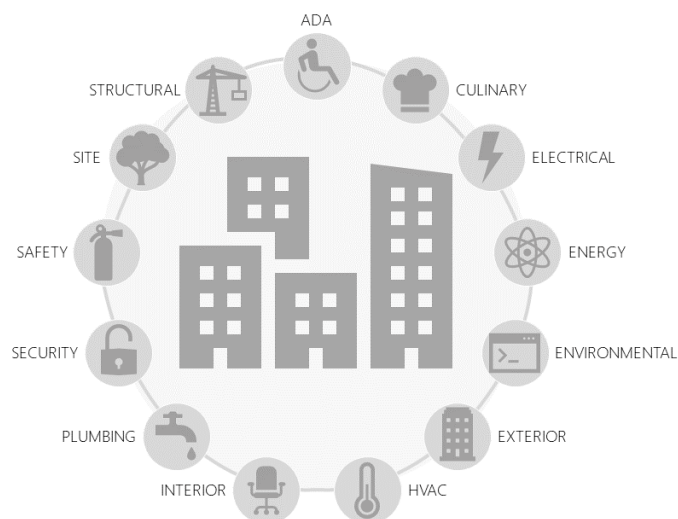
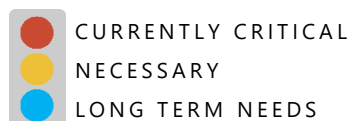


FIGURE 2.



The STATUS of a project can be:

FIGURE 3.

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

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

APPENDIX A	PROJECT IDENTIFICATION (ID) CATEGORIES
APPENDIX B	MAINTENANCE PROJECTS AND COST ESTIMATES
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DISCLAIMER

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

SITE MAP



BLDG #	NAME	YR BUILT	SQ FT	STATUS
2451	STEWART IRRIGATION DIVERSION BLDG	1890	200	OCCUPIED
9820	STEWART IRRIGATION DIVERSION BLDG SITE	1890		OCCUPIED
02	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.

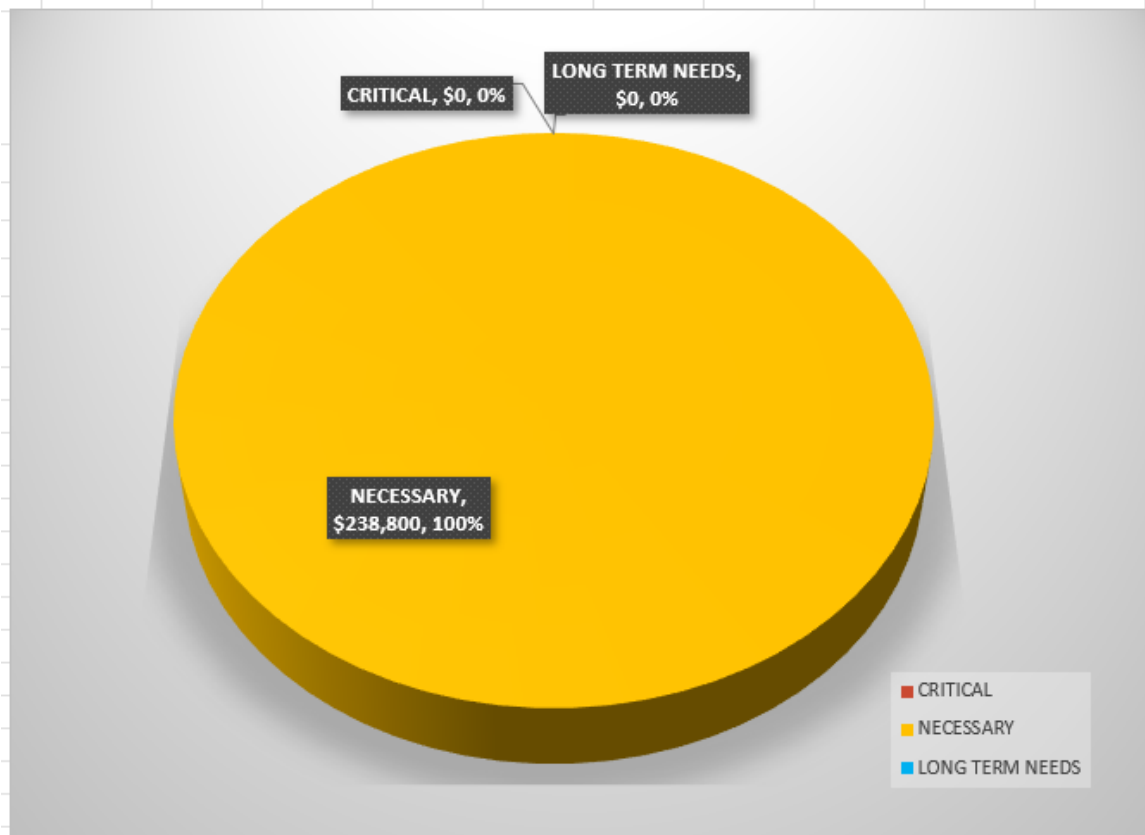
The graph on the left shows the FCI for each building at the STEWART IRRIGATION DIVERSION BLDG SITE.

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

DATA

SITE #:		PRIORITY CLASSES								
SURVEY DT	BLDG #	NAME	YR BUILT	SQ FT	CRITICAL (1) COST	NECESSARY (2) COST	LONG TERM (3) COST	PR CLASS	COST TO REPLACE	FCI
10/5/2023	9820	STEWART IRRIGATION DIVERSION BLDG SITE	1890		\$0	\$236,300	\$0	\$236,300		0%
10/5/2023	2451	STEWART IRRIGATION DIVERSION BLDG	1890	200	\$0	\$2,500	\$0	\$2,500	\$50,000	5%
			TOTALS:	200	\$0	\$238,800	\$0	\$238,800	\$50,000	478%

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
-	-	-	-	0.00
				\$0.00

PRIORITY 2 – NECESSARY, NOT YET CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
2451	2451EXT1	NEW	STRUCTURE DEMOLITION ASSESSMENT	2,500.00
9820	9820SEC1	NEW	SITE SECURITY	31,300.00
9820	9820SFT1	NEW	PATH OF TRAVEL INSTALLATION	75,000.00
9820	9820SIT1	DEFERRED	CONCRETE WIER REHABILITATION	130,000.00
				\$238,800.00

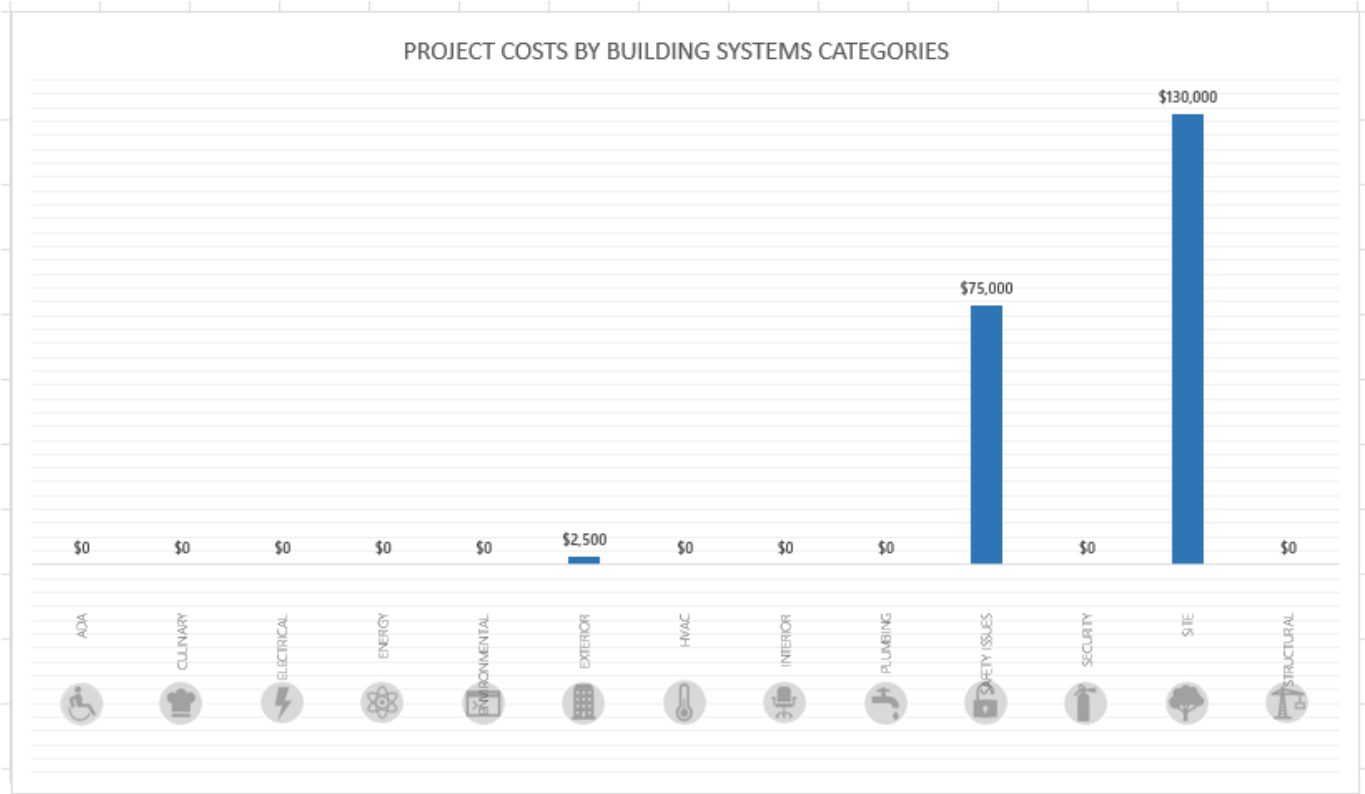
PRIORITY 3 – LONG TERM NEEDS

BLDG #	PROJECT #	STATUS	DESC	COST
-	-	-	-	0
				\$0.00
GRAND TOTAL				\$238,800.00

CONSTRUCTION PROJECT PORTFOLIO BY SITE/BUILDING

DISCLAIMER

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



STEWART CAMPUS

9820 – STEWART IRRIGATION DIVERSION BLDG SITE OCCUPIED

FACILITY USAGE: SITE-GENERAL

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

STATISTICS

	BUILT	1890
	AGE	134 yrs
	ACQUIRED	-
	HOW ACQUIRED	NULL
	SQUARE FEET (SF)	-
	FLOORS	0
	BASEMENT?	No
	LONGITUDE /LATITUDE	39.113535 / -119.798043
	REPLACEMENT COST	-
	COST PER SF	-
	FACILITY CONDITION INDEX	0.00

<p>The Stewart Irrigation Diversion Site is a 44.9 acre site owned by the Bureau of Indian Affairs (BIA) - Washoe Tribe of Nevada. The site contains an historic building and water diversion weir structure with two channels to divert allocated surface water to the Stewart Campus. The only access to the site is down a steep, rough dirt trail from Old Clear Creek Road.</p>	PROJECT PRIORITY COSTS		
	PRIORITY	# OF PROJECTS	COST
	-	-	-
	2	3	\$236,300.00
	-	-	-
	TOTALS	3	\$236,300.00

9820 STEWART IRRIGATION DIVERSION BLDG SITE

		PRIORITY	2 - Two to Four Years	
PROJECT #	9820SEC1 - SECURITY	STATUS	6/24/2024	NEW

SITE SECURITY

	QUANTITY	UNITS	TOTAL	SF COST
The site is relatively remote and has experienced increased vandalism. Most of the damage comes from rocks being thrown at the structure. This project recommends the installation of signage and a security fence surrounding the site and structures.	250	Linear Foot	\$31,300.00	
				

9820 STEWART IRRIGATION DIVERSION BLDG SITE

		PRIORITY	2 - Two to Four Years	
PROJECT #	9820SFT1 - SAFETY ISSUES	STATUS	6/24/2024	NEW

PATH OF TRAVEL INSTALLATION


	QUANTITY	UNITS	TOTAL	SF COST
There is no path of travel from Old Clear Creek Road to the diversion structure. The route is down a steep road embankment of unconsolidated decomposed granite material. The footing is loose and dangerous, especially when transporting tools and equipment. This project recommends the installation of stairs and required landings to create a safe path of travel.	1	Package	\$75,000.00	



9820 STEWART IRRIGATION DIVERSION BLDG SITE

		PRIORITY	2 - Two to Four Years	
PROJECT #	9820SIT1 - SITE ISSUES	STATUS	6/24/2024	DEFERRED

CONCRETE WIER REHABILITATION

	QUANTITY	UNITS	TOTAL	SF COST
The existing concrete weir structure is in need of rehabilitation. The concrete wall structure appears to have some structural damage (cracking) and the old diversion head gate (age unknown) has failed. A complete rehabilitation is recommended including diversion gate replacement, structural repairs to the concrete structure, re-coating or re-surfacing the concrete weir structure and adding filtration devices to the two outgoing pipes.	1	Package	\$130,000.00	
				

STEWART CAMPUS
2451 – STEWART IRRIGATION DIVERSION BLDG **OCCUPIED**

FACILITY USAGE: HISTORICAL REGISTER

CONSTRUCTION TYPE		
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Stone	0% -
OCCUPANCY TYPE	- %	- % -

STATISTICS



BUILT	1890
AGE	134 yrs
ACQUIRED	-
HOW ACQUIRED	
SQUARE FEET (SF)	200
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	39.113535 / -119.798043
REPLACEMENT COST	\$50,000.00
COST PER SF	\$ 250.00
FACILITY CONDITION INDEX	5.00


The historic Stewart Irrigation Diversion Building is an unreinforced native stone structure with a dirt floor built in the late 1800's. It has a concrete roof which probably replaced the original wood framed roof. The building does not serve any purpose at this time.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$ 2,500.00
-	-	-
TOTALS	1	\$ 2,500.00

2451 STEWART IRRIGATION DIVERSION BLDG

		PRIORITY	2 - Two to Four Years	
PROJECT #	2451EXT1 - BUILDING EXTERIOR	STATUS	6/24/2024	NEW

STRUCTURE DEMOLITION ASSESSMENT

	QUANTITY	UNITS	TOTAL	SF COST
The building does not appear to have been assessed for its historic significance. Per NRS 383 and the National Historic Preservation Act (Section 106), an agency must take into account the effects of their project upon historic resources. If a building or structure is over 50 years of age, the agency must have qualified personnel assess the property and submit their findings to the Nevada State Historic Preservation Office, for their review, prior the start of a project. This project recommends the assessment of the structure for historical significance to determine whether it can be demolished.	1	Package	\$ 2,500.00	\$ 12.00
				

APPENDICES

APPENDIX A – PROJECT IDENTIFICATION (ID) CATEGORIES

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

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

Example: 9999ADA1 and 9999HVA2

BUILDING MANAGEMENT CATEGORIES

FIGURE 3.



APPENDIX B – MAINTENANCE PROJECTS AND COST ESTIMATES

DISCLAIMER

4. The actual overall project costs will vary from those reported after the final scope and budgets are developed.
5. This report provides estimated hard costs (construction) and excludes soft costs (project) such as consultant fees, permit fees, and FF&E (furniture, fixtures, equipment).
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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



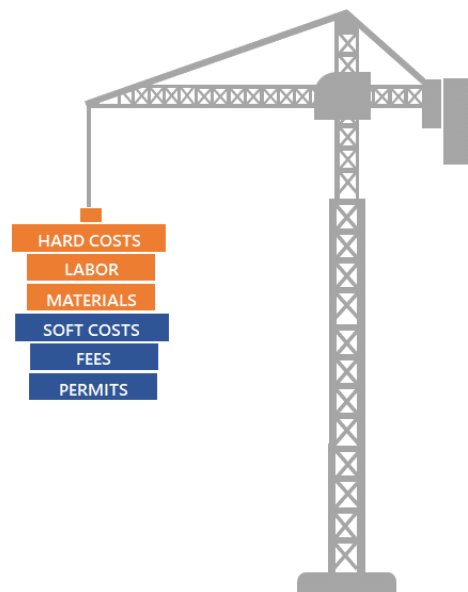
CURRENT CONSTRUCTION PROJECT COST ESTIMATES (Hard Costs)

Cost estimates are derived from:

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

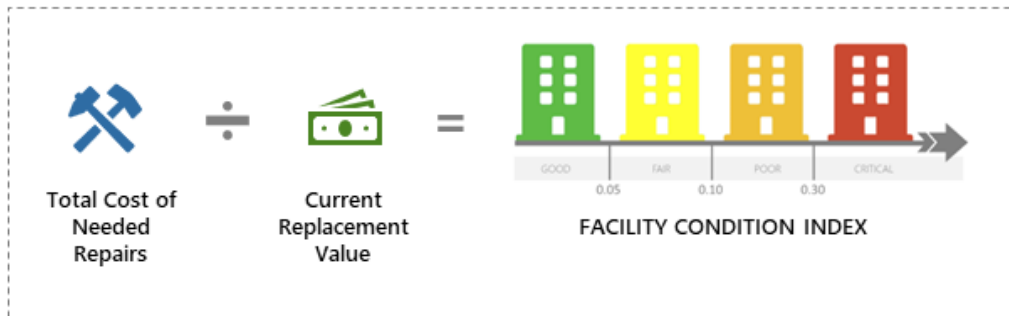
EXCLUDED – (Soft Costs)

- 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

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DCNR	LANDS	DEP DIV ADMIN
DCNR	LANDS	STATE LAND AGT 4
LEG	LCB	SR PGM ANLST
LEG	LCB	PRINC PGM ANLST
ADMIN	RISK MGT	DIV ADMIN
ADMIN	RISK MGT	INS / LOSS PREV SPEC
ADMIN	RISK MGT	PGM OFF 1
ADMIN	RISK MGT	MA 4
ADMIN	RISK MGT	SFTY SPEC CONSULT

APPENDIX G – FCA TEAM CONTACT INFORMATION

DISCLAIMER

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

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APPENDIX H – REVISION HISTORY

VERSION	DATE	AMMENDMENT
0	6/25/2024	Initial.