



STATE OF NEVADA
STATE PUBLIC WORKS DIVISION

FACILITY CONDITION ASSESSMENT REPORT FOR:



DEPT OF EMPLOYMENT, TRAINING AND REHABILITATION
EMPLOYMENT SECURITY DIVISION

SITE #: 9853 STATE ADMIN OFFICE SITE
500 E 3RD ST
CARSON CITY, NV 89701-4722



Survey Date: 5/21/2024
Distribution Date: 10/30/2024

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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.).

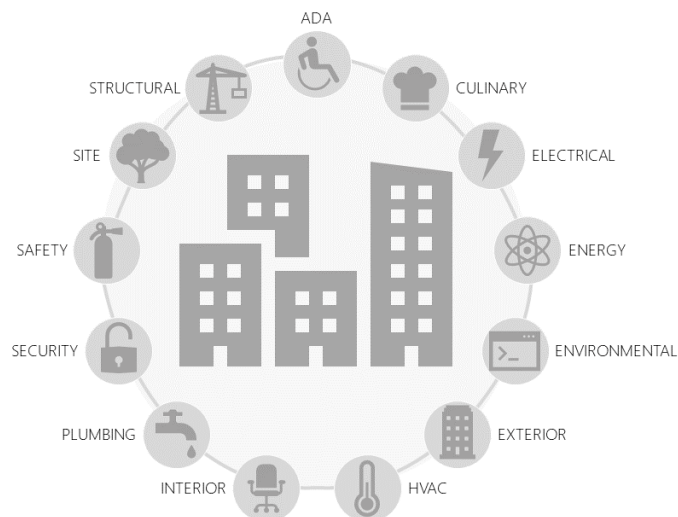
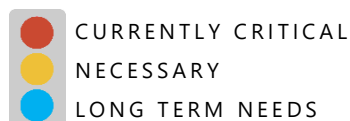


FIGURE 2.



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.

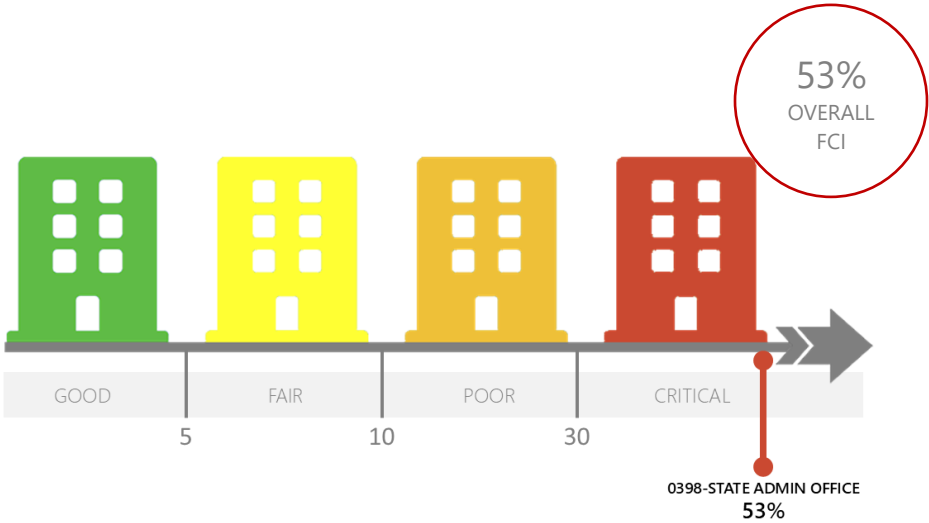
SITE MAP



BLDG #	NAME	YR BUILT	SQ FT	STATUS
0398	STATE ADMINISTRATIVE OFFICE	1960	30,920	OCCUPIED
9853	STATE ADMIN OFFICE SITE	0		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.

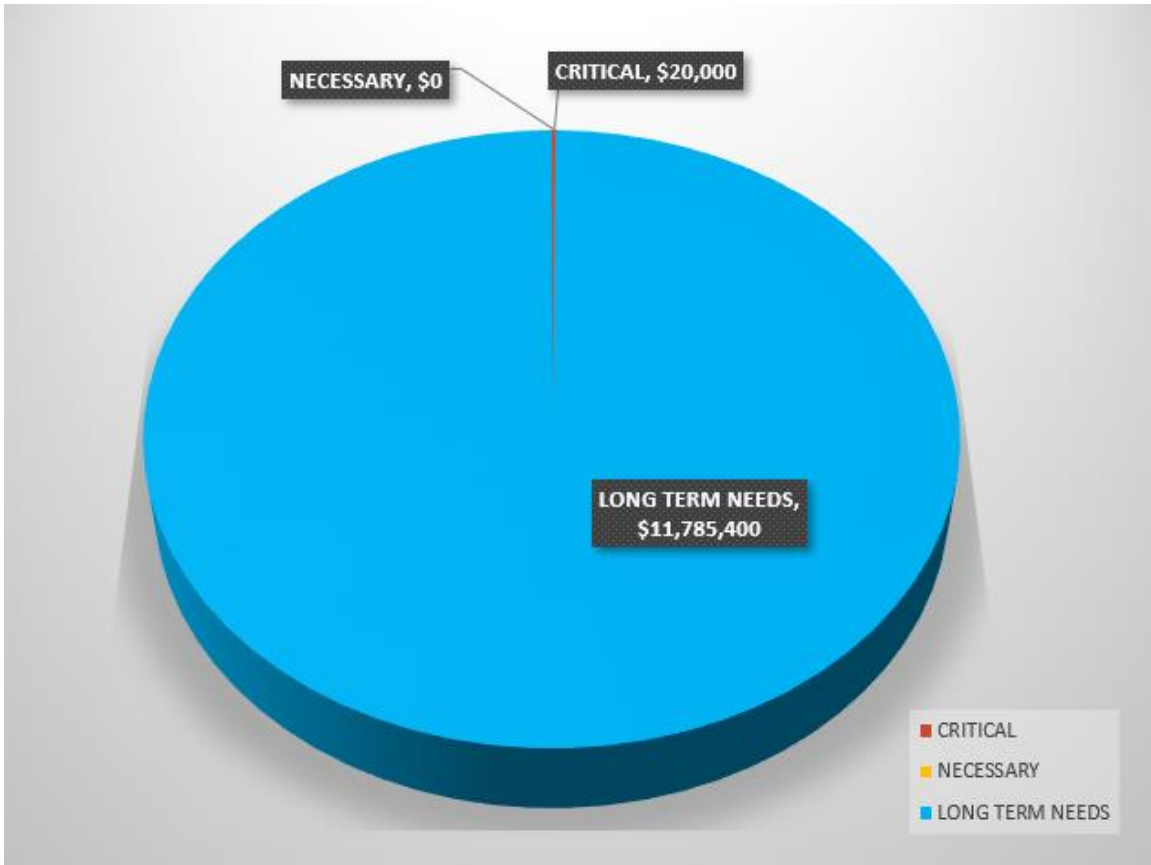
The graph on the left shows the FCI for each building at the STATE ADMIN OFFICE SITE.

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

DATA

SITE #:		9853		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
5/21/2024	9853	STATE ADMIN OFFICE SITE	1960		\$0	\$0	\$243,600	\$243,600	\$0	0%
5/21/2024	0398	STATE ADMINISTRATIVE OFFICE	1960	30920	\$20,000	\$0	\$11,541,800	\$11,561,800	\$21,644,000	53%
TOTALS:				30,920	\$20,000	\$0	\$11,785,400	\$11,805,400	\$21,644,000	55%

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
0398	0398ENV1	NEW	ASBESTOS SURVEY	20,000.00
				\$20,000.00

PRIORITY 3 – LONG TERM NEEDS

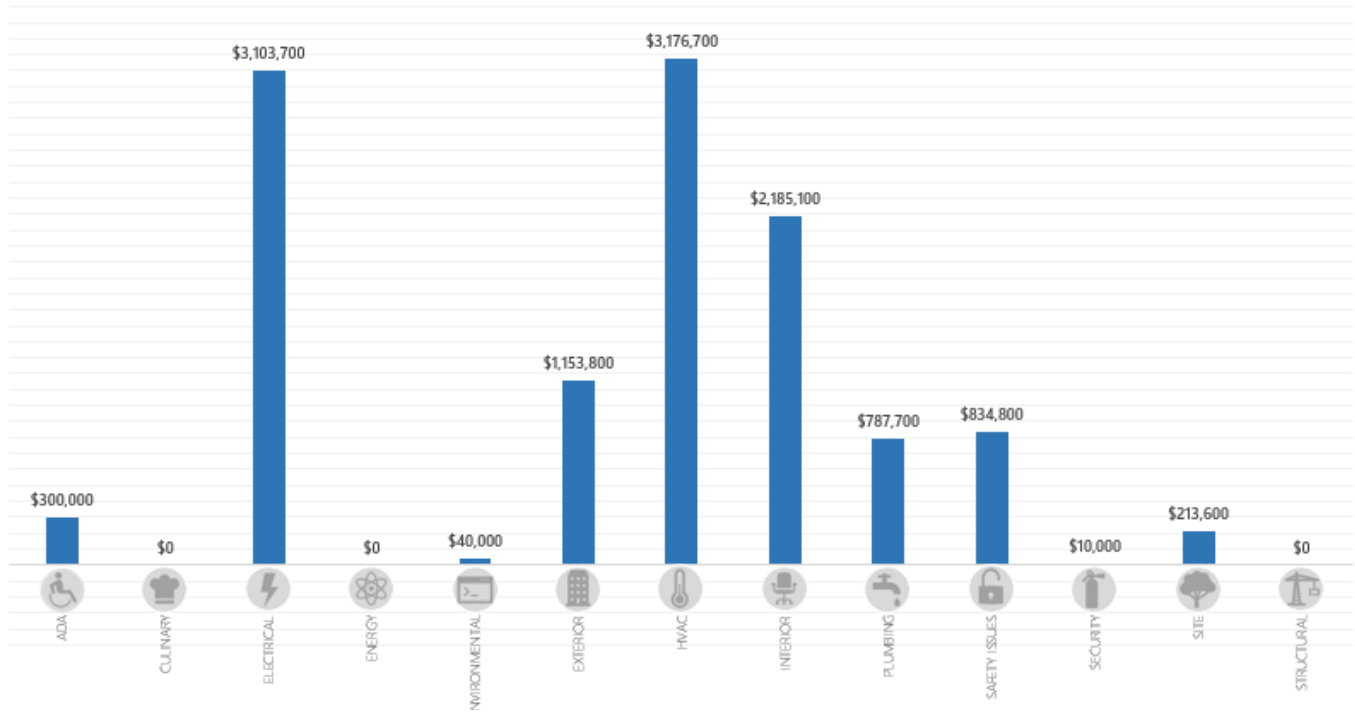
BLDG #	PROJECT #	STATUS	DESC	COST
0398	0398ADA1	NEW	BUILDING ADA IMPROVEMENTS	300,000.00
0398	0398ELE1	NEW	ELECTRICAL INFRASTRUCTURE REPLACEMENT	3,103,700.00
0398	0398EXT5	IN PROGRESS	TREATMENT OF EXTERIOR FINISHES	61,800.00
0398	0398EXT6	NEW	WINDOW REPLACEMENT	850,000.00
0398	0398EXT7	NEW	ROOF REPLACEMENT	242,000.00
0398	0398HVA1	NEW	HVAC REPLACEMENT	2,763,500.00
0398	0398HVA2	NEW	COMPUTER ROOM HVAC REPLACEMENT	413,200.00
0398	0398INT5	NEW	CEILING GRID & TILE REPLACEMENT	711,200.00
0398	0398INT6	NEW	FLOORING REPLACEMENT	494,700.00
0398	0398INT7	NEW	COMPUTER ROOM REFURBISHMENT	40,000.00
0398	0398INT8	NEW	INTERIOR FINISHES	309,200.00
0398	0398INT9	NEW	ELEVATOR REFURBISHMENT	630,000.00
0398	0398PLM2	NEW	PLUMBING REPLACEMENT	787,700.00
0398	0398SFT2	NEW	FIRE SPRINKLER INSTALLATION	834,800.00
9853	9853ENV1	NEW	REMOVAL OF ABANDONED EQUIPMENT	20,000.00
9853	9853SEC1	NEW	SECURITY FENCING REPLACEMENT	10,000.00
9853	9853SIT1	NEW	DE-WATERING WELL REFURBISHMENT	142,000.00
9853	9853SIT2	NEW	CONCRETE REPLACEMENT	50,000.00
9853	9853SIT3	NEW	CRACK SEAL AND SLURRY SEAL	21,600.00
				\$11,785,400.00
GRAND TOTAL				\$11,805,400.00

CONSTRUCTION PROJECT PORTFOLIO BY SITE/BUILDING

DISCLAIMER

1. 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.

PROJECT COSTS BY BUILDING SYSTEMS CATEGORIES



CAPITAL COMPLEX MASTER PLAN
 9853 – STATE ADMIN OFFICE SITE **OCCUPIED**

FACILITY USAGE: SITE-GENERAL

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

STATISTICS



BUILT	1960
AGE	64 yrs
ACQUIRED	1960
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	-
FLOORS	0
BASEMENT?	No
LONGITUDE /LATITUDE	39.162968 / -119.763151
REPLACEMENT COST	\$ 0.00
COST PER SF	-
FACILITY CONDITION INDEX	0.00

The State Admin Office Site is located on the corner of South Valley Street and East 2nd Street in Carson City. There is a large paved parking area to the south side of the building with ADA compliant parking spaces. The building has an accessible path of travel to the entry. The site is approximately 1.7 acres and served by city water with backflow prevention, city sewer, natural gas, and electrical service.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
-	-	-
3	5	\$ 243,600.00
TOTALS	5	\$ 243,600.00

9853 STATE ADMIN OFFICE SITE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	9853ENV1 - ENVIRONMENTAL	STATUS	9/4/2024	NEW

REMOVAL OF ABANDONED EQUIPMENT

	QUANTITY	UNITS	TOTAL	SF COST
A legacy backup generator and associated support equipment have been abandoned in place. The generator is located in the basement and the diesel fuel tank is located in the south parking lot. All of the equipment including the transfer switch have remained in place since the current generator was installed in 2012. All associated equipment should be removed to eliminate unnecessary environmental hazards such as engine coolants, batteries and diesel fuel.	1	Package	\$20,000.00	-



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9853 STATE ADMIN OFFICE SITE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	9853SEC1 - SECURITY	STATUS	9/4/2024	NEW

SECURITY FENCING REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The perimeter security fencing protecting the loading dock is damaged. Possibly due to vehicle parking on the outside. This project recommends the replacement of the fencing and installation of wheel stops for the parking spaces located outside of the fence.	100	Linear Foot	\$10,000.00	-



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9853 STATE ADMIN OFFICE SITE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	9853SIT1 - SITE ISSUES	STATUS	8/27/2024	NEW

DE-WATERING WELL REFURBISHMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>There are 10 exterior de-watering wells and building sumps used to maintain a static ground water level below the basement of the building. Some of the building sumps discharge to surface of the site and gravity drain to the roadside gutters. Much of this system is original and in need of replacement. This project recommends re-designing the de-watering system to tie all de-watering and building sump discharge piping into the municipal storm drain. This project includes new electrical & controls, sump pumps, discharge piping to storm drain, trenching & backfill and landscape restoration.</p>	1	Package	\$142,000.00	-
				

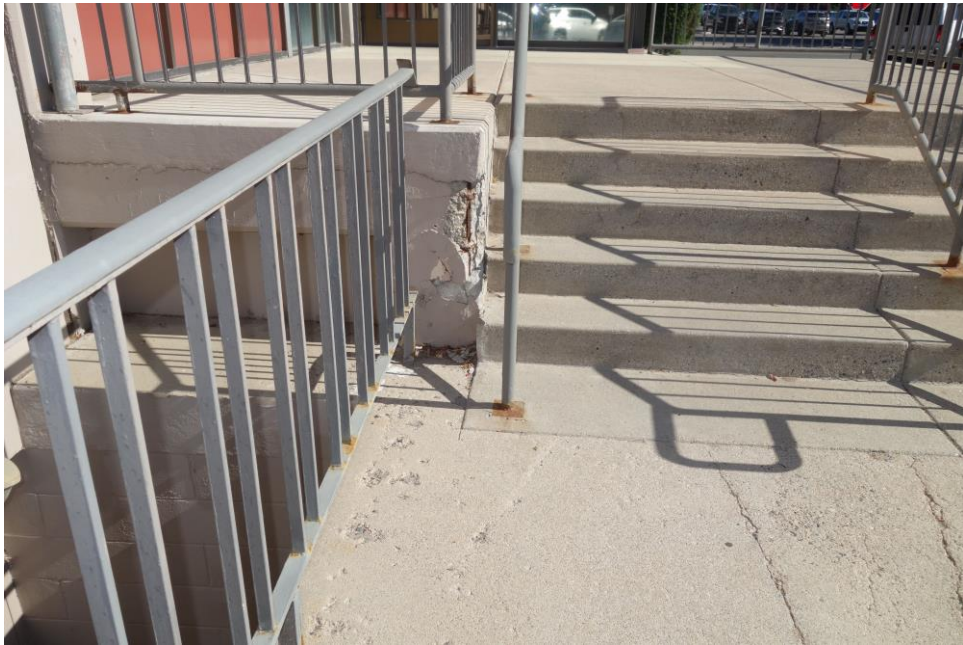
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9853 STATE ADMIN OFFICE SITE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	9853SIT2 - SITE ISSUES	STATUS	9/4/2024	NEW

CONCRETE REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The concrete flatwork and stairs on the east side of the building are starting to fail. Vertical rebar is exposed at the stairs leading to the 1st floor east entrance. This project recommends a complete replacement of the stair landing, stairs and vertical concrete elements supporting the 1st floor entry landing.	1000	Square Foot	\$50,000.00	-



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9853 STATE ADMIN OFFICE SITE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	9853SIT3 - SITE ISSUES	STATUS	9/4/2024	NEW

CRACK SEAL AND SLURRY SEAL

	QUANTITY	UNITS	TOTAL	SF COST
The condition of the parking lot pavement was in the fair condition. It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads, parking areas and driving test areas. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 20,000 square feet of asphalt area was used to generate this estimate.	20000	Square Foot	\$21,600.00	-



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CAPITAL COMPLEX MASTER PLAN
 0398 – STATE ADMINISTRATIVE OFFICE **OCCUPIED**

FACILITY USAGE: OFFICE

CONSTRUCTION TYPE		
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	60% Concrete	40% Glass And Aluminum
OCCUPANCY TYPE	100% B Offices or Higher Education Offices	-%

STATISTICS



BUILT	1960
AGE	64 yrs
ACQUIRED	1960
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	30,920
FLOORS	2
BASEMENT?	Yes
LONGITUDE /LATITUDE	39.162968 / -119.763151
REPLACEMENT COST	\$21,644,000.00
COST PER SF	\$ 700.00
FACILITY CONDITION INDEX	53.42


This building houses the administrative offices and data center for the Department of Employment, Training and Rehabilitation (DETR). In 2004, the building was forecasted for demolition in 2012 as part of the Capitol Complex Master Plan and therefore no long-term projects were recommended beyond that date. As a consequence, during the 2024 FCA Survey, much of the building infrastructure was found to be original approaching 65 years old and in need of replacement. Projects will be recommended to reflect the extent of upgrades needed. In addition, due to the extensive nature of recommended repairs, additional Code required costs may be incurred depending on construction document interpretation by the Authorities Having Jurisdiction (State Building Official & State Fire Marshal).

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	1	\$20,000.00
-	-	-
3	14	\$11,541,800.00
TOTALS	15	\$11,561,800.00

0398 STATE ADMINISTRATIVE OFFICE

PROJECT #		0398ENV1 - ENVIRONMENTAL	PRIORITY	1 - Immediate to Two Years	
			STATUS	8/29/2024	NEW

ASBESTOS SURVEY


	QUANTITY	UNITS	TOTAL	SF COST
<p>The building was constructed in 1960 and is known to contain asbestos containing materials (ACM) on the steel beam fire protection. The nature and extent of ACM is unknown. Due to the age of the building and extent of the recommended renovation, the entire building needs to be surveyed to identify all sources of ACM and other common hazards. The cost of abatement will be determined from the results of the survey and not included in this project.</p>	1	Package	\$20,000.00	\$ 1.00
				

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0398 STATE ADMINISTRATIVE OFFICE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0398ADA1 - ADA	STATUS	8/29/2024	NEW

BUILDING ADA IMPROVEMENTS

	QUANTITY	UNITS	TOTAL	SF COST
<p>There is one accessible unisex restroom near the lobby on the first floor. The main restrooms on each floor are not ADA compliant and the building is lacking ADA compliant signage. This project recommends that the restrooms on each floor be refurbished in compliance with current accessible standards. This project would provide for restroom modifications including needed wall changes, new fixtures, and a sign package for the entire facility. The 2018 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.</p>	6	Each	\$300,000.00	\$ 10.00
				

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0398 STATE ADMINISTRATIVE OFFICE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0398ELE1 - ELECTRICAL	STATUS	8/29/2024	NEW

ELECTRICAL INFRASTRUCTURE REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
This building is over 60 years old and the electrical system is not compliant with NFPA 70e. A complete replacement is recommended. In addition, interior lighting and lighting controls need replacement. This project would provide funding to replace the electrical system, lighting and communication systems. Electrical coordination and Arc Flash studies are also included in this project.	1	Package	\$3,103,700.00	\$ 100.00



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0398 STATE ADMINISTRATIVE OFFICE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0398EXT5 - BUILDING EXTERIOR	STATUS	4/23/2024	IN PROGRESS

TREATMENT OF EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
It is important to maintain the finish, weather resistance and appearance of the building. This project includes items to protect the exterior building envelope other than the roof, including painting, staining, or other applied finishes, and sealant and gaskets in and around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition.	30920	Square Foot	\$61,800.00	\$ 2.00



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0398 STATE ADMINISTRATIVE OFFICE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0398EXT6 - BUILDING EXTERIOR	STATUS	9/3/2024	NEW

WINDOW REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The second floor windows are a single pane storefront system that are not thermally efficient. The first floor glazing is original and reaching the end of its useful life. This project recommends the replacement of glazing systems on both floors to create a high efficiency modern building exterior.	1728	Square Foot	\$850,000.00	\$ 27.00



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0398 STATE ADMINISTRATIVE OFFICE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0398EXT7 - BUILDING EXTERIOR	STATUS	9/4/2024	NEW

ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 - 25 years. The roof warranty expires during that time frame. Temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 2001 with a 15 year warranty. Based on the expected roofing lifespan, it is recommended that this building be re-roofed in the next 4 - 6 years to be consistent with the roofing program.	11000	Square Foot	\$242,000.00	\$ 8.00



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0398 STATE ADMINISTRATIVE OFFICE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0398HVA1 - HVAC	STATUS	8/29/2024	NEW

HVAC REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The building is equipped with a dual duct central heating and air conditioning system that is original to the building and approaching 65 years of operation. The control system is a mix of digital and pneumatic. The central plant equipment has been replaced, however, the air handling systems (including the heating and cooling coils) and all air distribution are original. A complete replacement of the air distribution system and upgrading the HVAC control system to direct digital controls (DDC) is recommended.	30920	Square Foot	\$2,763,500.00	\$ 89.00



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0398 STATE ADMINISTRATIVE OFFICE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0398HVA2 - HVAC	STATUS	9/3/2024	NEW

COMPUTER ROOM HVAC REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The computer room HVAC system was replaced in 2007. Typical life cycle for mechanical systems is 20 - 25 years. This project recommends a complete replacement of the HVAC systems including the piping in the next 6 - 8 years.	400	Square Foot	\$413,200.00	\$ 13.00



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0398 STATE ADMINISTRATIVE OFFICE

PROJECT #		0398INT5 - BUILDING INTERIOR	PRIORITY	3 - Four to Ten Years	
			STATUS	8/29/2024	NEW

CEILING GRID & TILE REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
Much of the ceiling grid and tile in the facility is old and needs replacement. In addition, prior to the recommended demolition of the HVAC distribution, plumbing and electrical systems, the existing ceiling grid and tile must be removed and replaced once the infrastructure work is complete. This project includes miscellaneous repairs of interior walls, demolition and replacement of the ceiling grid.	30920	Square Foot	\$711,200.00	\$ 23.00



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0398 STATE ADMINISTRATIVE OFFICE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0398INT6 - BUILDING INTERIOR	STATUS	8/29/2024	NEW

FLOORING REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
Due to the recommended demolition of the HVAC and electrical systems, the existing flooring must be removed and replaced. This project provides for demolition, miscellaneous floor repairs, and replacement of all flooring.	30920	Square Foot	\$494,700.00	\$ 16.00



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0398 STATE ADMINISTRATIVE OFFICE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0398INT7 - BUILDING INTERIOR	STATUS	9/3/2024	NEW

COMPUTER ROOM REFURBISHMENT

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes of the computer room was in poor condition. Ceiling tiles were missing or broken, wall finishes were faded and wire management in need of cleanup. Additionally, a critical element of efficient server cooling is air management via the perforated floor tile. Other than the perforated floor tiles, it is recommended that all raised floor tile penetrations be sealed and damaged floor tiles be replaced to ensure that all air flow is directed to the intake of the computer servers.	400	Square Foot	\$40,000.00	\$ 1.00



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0398 STATE ADMINISTRATIVE OFFICE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0398INT8 - BUILDING INTERIOR	STATUS	9/3/2024	NEW

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes were in fair condition. It is recommended the interior walls and ceilings be painted in the next 6 -8 years. All surfaces should be repaired and prepped prior to painting. For durability in wet areas, an epoxy-based paint should be used. Building maintenance should be scheduled on a cyclical basis to maintain the integrity of the structure.	30920	Square Foot	\$309,200.00	\$ 10.00



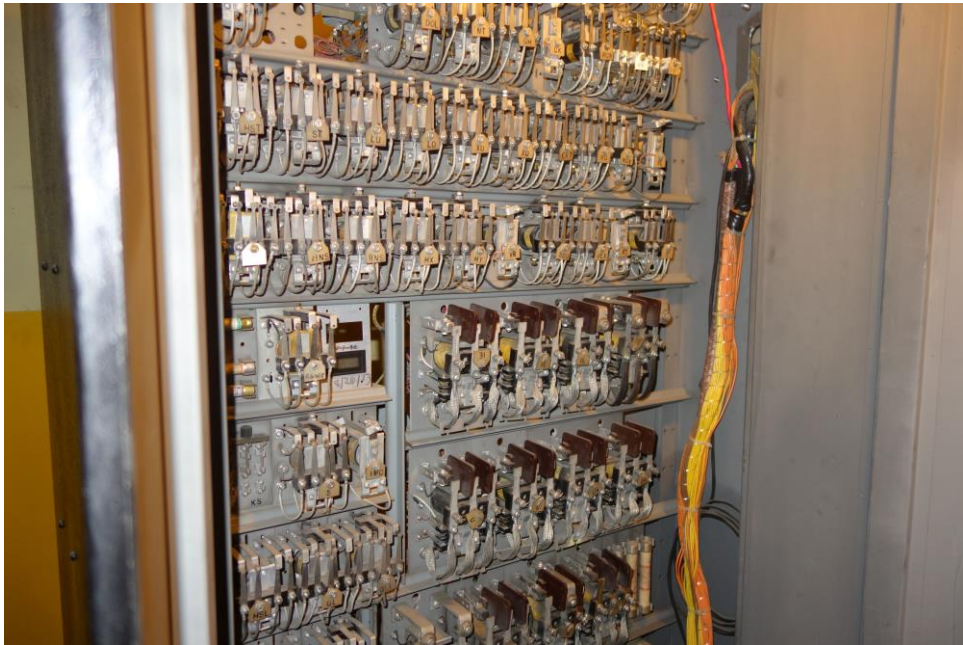
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0398 STATE ADMINISTRATIVE OFFICE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0398INT9 - BUILDING INTERIOR	STATUS	9/10/2024	NEW

ELEVATOR REFURBISHMENT

	QUANTITY	UNITS	TOTAL	SF COST
The elevator is original to the building and appears to be well maintained. However, the elevator does not appear to be in compliance with current safety regulations and replacement controls and other components are very difficult to purchase. This project recommends a complete refurbishment of the elevator and controls to bring the system up to current standards.	1	Package	\$630,000.00	\$ 20.00



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0398 STATE ADMINISTRATIVE OFFICE

PROJECT #	0398PLM2 - PLUMBING	PRIORITY	3 - Four to Ten Years
		STATUS	9/3/2024 NEW

PLUMBING REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The building plumbing system is original to the building approaching 65 years of age. The waste and vent system is cast iron hub connected system with visible exterior corrosion. The domestic water piping is a mix of copper and galvanized. This project recommends extensive testing of the plumbing and waste systems to determine the remaining life span. The estimated cost of replacing the entire system is included in this estimate.	1	Package	\$787,700.00	\$ 25.00



Please review **DISCLAIMERS** section on Page 4.

0398 STATE ADMINISTRATIVE OFFICE

PROJECT #	0398SFT2 - SAFETY ISSUES	PRIORITY	3 - Four to Ten Years
		STATUS	8/29/2024 NEW

FIRE SPRINKLER INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
This building exceeds 24,000 square feet on all floors. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 1.(c)(1) states, that every building owned or occupied by the state regardless of occupancy having a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an "R" occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention when the building is remodeled including the basement and 3rd floor mezzanine.	30920	Square Foot	\$834,800.00	\$ 27.00



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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

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



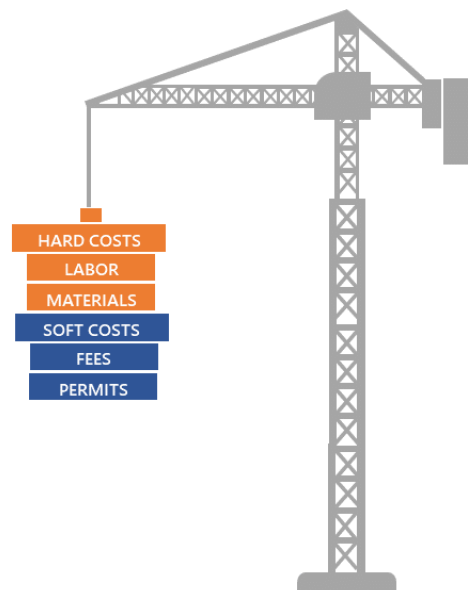
CURRENT CONSTRUCTION PROJECT COST ESTIMATES (Hard Costs)

Cost estimates are derived from:

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

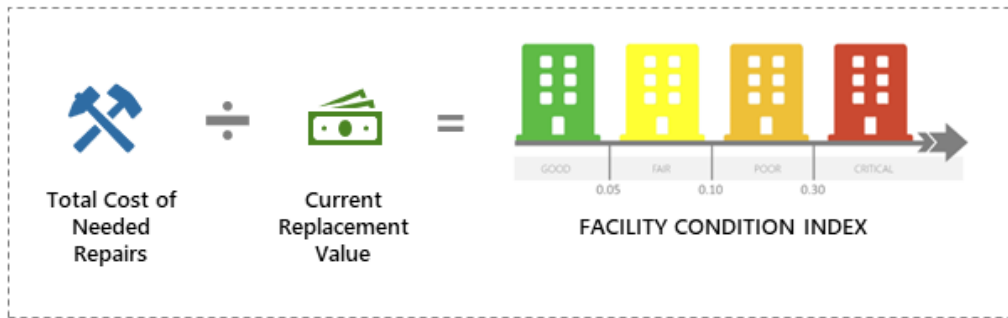
EXCLUDED – (Soft Costs)

- 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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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

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CC'd: STATEWIDE CONTACTS

DEPT	DIV	TITLE
GFO	BUDGET	EXEC BR BGT OFF 1
DCNR	LANDS	DIV ADMIN
DCNR	LANDS	DEP DIV ADMIN
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	AMENDMENT
0	10/30/2024	Initial.