



STATE OF NEVADA  
STATE PUBLIC WORKS DIVISION

FACILITY CONDITION ASSESSMENT REPORT FOR:

CAPITAL COMPLEX MASTER PLAN  
DEPT OF ADMINISTRATION  
STATE PUBLIC WORKS DIVISION  
B&G

SITE #: 9854      CAPITOL COMPLEX STREETS/PARKING SITE  
CARSON CITY, NV 89701-



Survey Date: 4/20/2023  
Distribution Date: 4/22/2024

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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.).

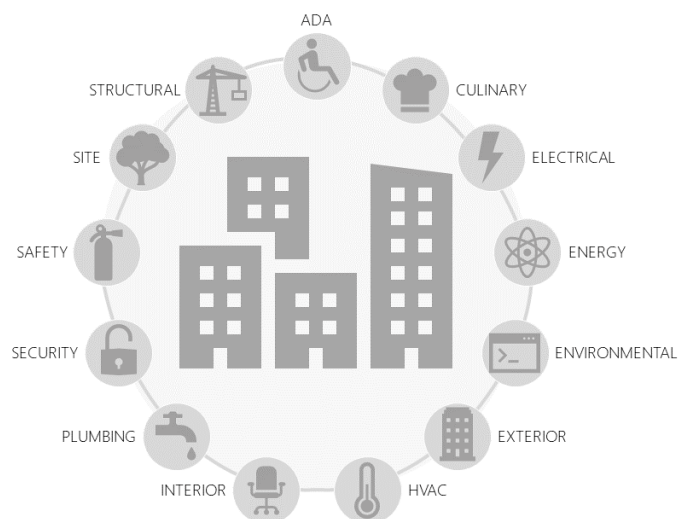
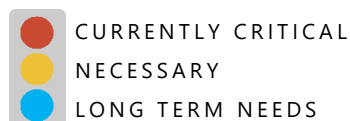


FIGURE 2.



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.

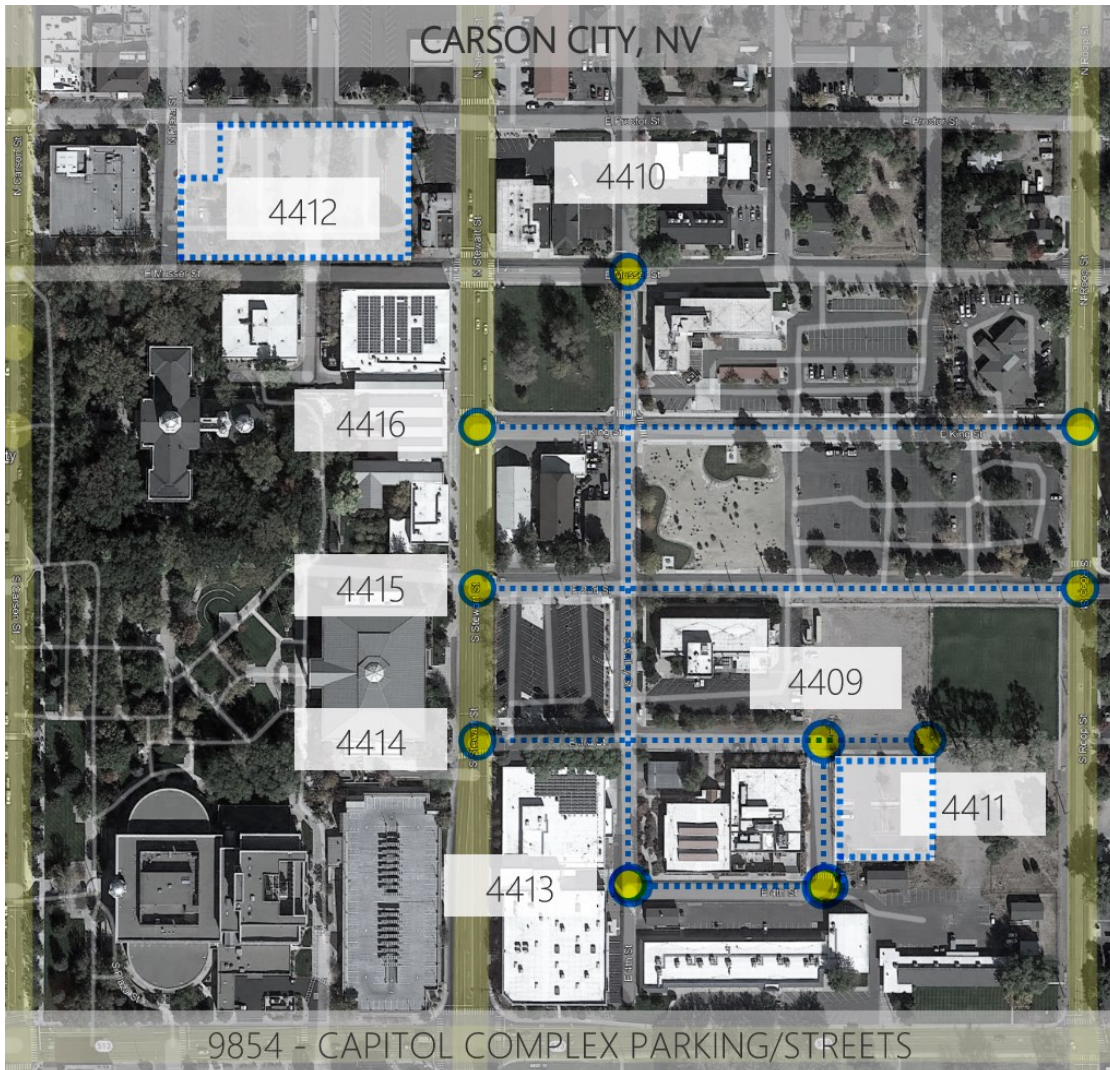
The appendices provide supplementary material for a more comprehensive understanding of priority categorization, cost estimates and facility management standards.

APPENDIX A	PROJECT IDENTIFICATION (ID) CATEGORIES
APPENDIX B	MAINTENANCE PROJECTS AND COST ESTIMATES
APPENDIX C	FACILITY CONDITION INDEX
APPENDIX D	PROJECT PRIORITY CLASSIFICATIONS
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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.

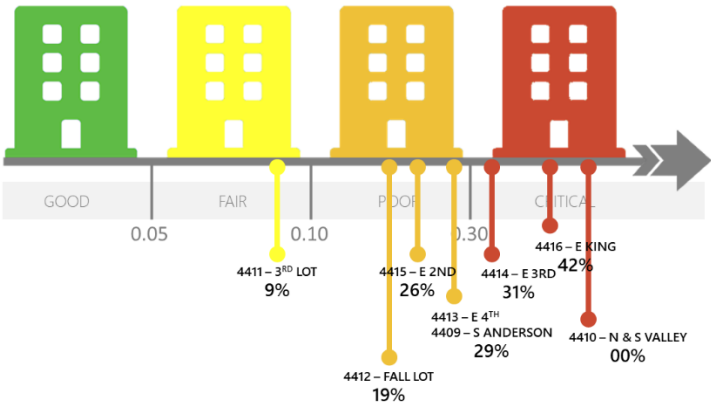
SITE MAP



BLDG #	NAME	YR BUILT	SQ FT	STATUS
4409	SOUTH ANDERSON STREET	0	8500	OCCUPIED
4410	NORTH & SOUTH VALLEY STREET	0	25500	OCCUPIED
4411	3RD ST PARKING LOT	0	22250	OCCUPIED
4412	FALL STREET PARKING LOT	0	57500	OCCUPIED
4413	EAST 4TH STREET	0	9500	OCCUPIED
4414	EAST 3RD STREET	0	21250	OCCUPIED
4415	EAST 2ND STREET	0	31000	OCCUPIED
4416	EAST KING STREET	0	30500	OCCUPIED
9854	CAPITOL COMPLEX STREETS/PARKING SITE	0		OCCUPIED
09	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 CAPITOL COMPLEX STREETS/PARKING SITE.

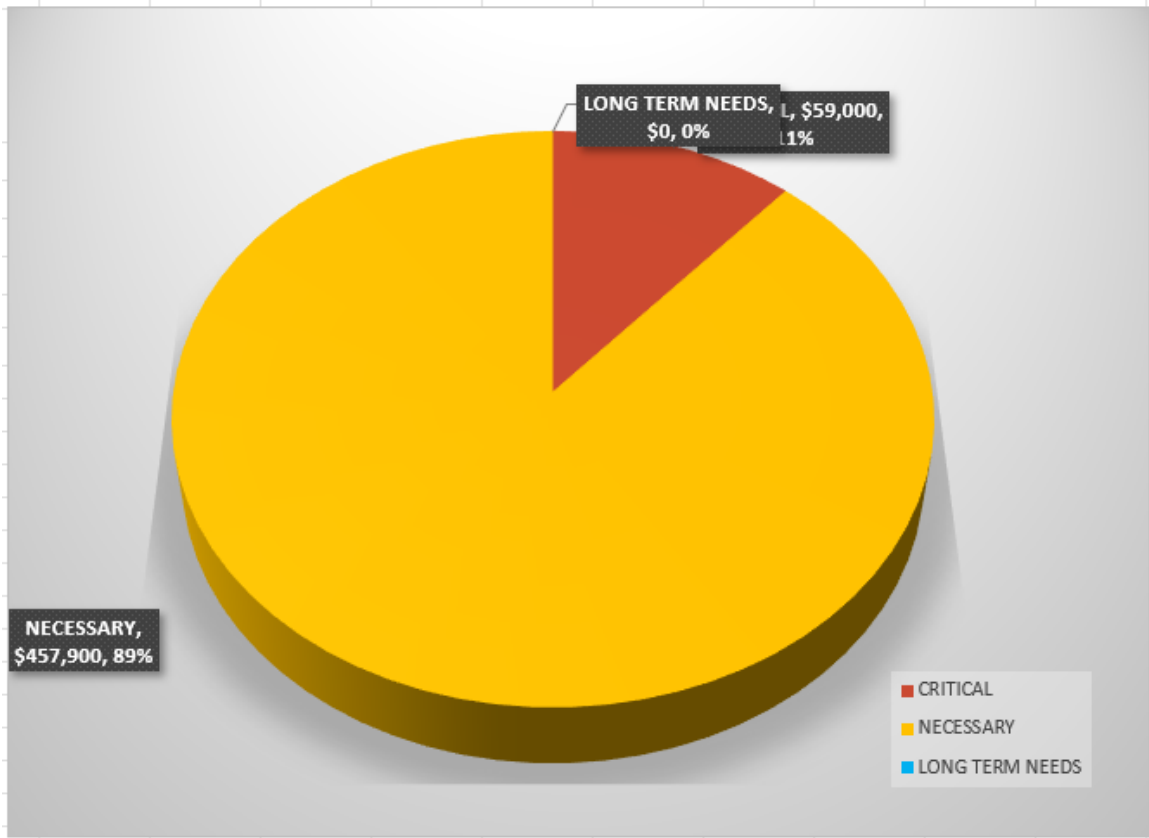
The percentages shown in the graph to the left were calculated using the figures in the report below.

# DATA

SITE #: 9854

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			
4/20/2023	4411	3RD ST PARKING LOT	0	22250	\$0	\$18,900	\$0	\$18,900	\$200,300	9%
4/20/2023	4412	FALL STREET PARKING LOT	0	57500	\$59,000	\$37,900	\$0	\$96,900	\$517,500	19%
4/20/2023	4415	EAST 2ND STREET	0	31000	\$0	\$73,000	\$0	\$73,000	\$279,000	26%
4/20/2023	4413	EAST 4TH STREET	0	9500	\$0	\$24,700	\$0	\$24,700	\$85,500	29%
4/20/2023	4409	SOUTH ANDERSON STREET	0	8500	\$0	\$22,100	\$0	\$22,100	\$76,500	29%
4/20/2023	4414	EAST 3RD STREET	0	21250	\$0	\$58,900	\$0	\$58,900	\$191,300	31%
4/20/2023	4416	EAST KING STREET		30500	\$0	\$115,500	\$0	\$115,500	\$274,500	42%
4/20/2023	4410	NORTH & SOUTH VALLEY STREET	0	25500	\$0	\$106,900	\$0	\$106,900	\$229,500	47%
			TOTALS:	206,000	\$59,000	\$457,900	\$0	\$516,900	\$1,854,100	28%

## 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
4412	4412ADA1	NEW	ADA PARKING SPACE UPGRADES	59,000.00
				<b>\$59,000.00</b>

### PRIORITY 2 – NECESSARY, NOT YET CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
4409	4409SIT1	NEW	SEAL ASPHALT PAVING	22,100.00
4410	4410SIT1	NEW	PATCH, CRACK & MICROSURFACE SEAL ASPHALT PAVING	106,900.00
4411	4411SIT1	NEW	PATCH, CRACK & SLURRY SEAL ASPHALT PAVING	18,900.00
4412	4412SIT1	NEW	PATCH, CRACK & SLURRY SEAL ASPHALT PAVING	33,900.00
4412	4412SIT2	NEW	CURB REPLACEMENT	4,000.00
4413	4413SIT1	NEW	SEAL ASPHALT PAVING	24,700.00
4414	4414SIT1	NEW	PATCH, CRACK & MICROSURFACE SEAL ASPHALT PAVING	58,900.00
4415	4415SIT1	NEW	PATCH, CRACK & MICROSURFACE SEAL ASPHALT PAVING	73,000.00
4416	4416SIT1	NEW	PATCH, CRACK & MICROSURFACE SEAL ASPHALT PAVING	115,500.00
				<b>\$457,900.00</b>

### PRIORITY 3 – LONG TERM NEEDS

BLDG #	PROJECT #	STATUS	DESC	COST
-	-	-	-	0.00
				<b>\$0.00</b>
<b>GRAND TOTAL</b>				<b>\$516,900.00</b>

## 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.



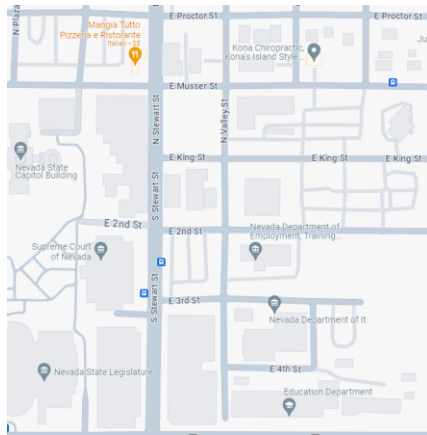
CAPITAL COMPLEX MASTER PLAN

9854 – CAPITOL COMPLEX STREETS/PARKING SITE **OCCUPIED**

**FACILITY USAGE: SITE-GENERAL**

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

STATISTICS



BUILT	-
AGE	0 yrs
ACQUIRED	-
HOW ACQUIRED	CONVEYANCE
SQUARE FEET (SF)	-
FLOORS	0
BASEMENT?	-
LONGITUDE /LATITUDE	39.164780 / -119.765420
REPLACEMENT COST	\$ 0.00
COST PER SF	\$ 0.00
FACILITY CONDITION INDEX	-

The following streets including maintenance responsibility have been transferred from Carson City to the State of Nevada. For purposes of the Facility Condition Assessment (FCA), the streets are considered "buildings" with corresponding building numbers and they are grouped together under a Site "Capitol Complex Streets/Parking Site". All projects for this site will be assigned to the "buildings" (Streets).

- S Anderson St - from E 4th street to E 3rd St.
- N & S Valley St - from E 4th Street to E Musser St.
- EITS Parking Lot - East of the EITS building.
- Fall St Parking - North of the Blasdel building.
- E 4th St - from from S Valley to S Anderson St.
- E 3rd St - from Stewart Street to where it dead ends.
- E 2nd St - from S Stewart St to Roop St.
- E King St - from Stewart St to Roop St.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
-	-	-
-	-	-
<b>TOTALS</b>	<b>-</b>	<b>-</b>

CAPITAL COMPLEX MASTER PLAN  
 4409 – SOUTH ANDERSON STREET **OCCUPIED**

**FACILITY USAGE: ROAD**

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

**STATISTICS**



BUILT	0
AGE	0 yrs
ACQUIRED	2018
HOW ACQUIRED	CONVEYANCE
SQUARE FEET (SF)	8,500
FLOORS	0
BASEMENT?	No
LONGITUDE /LATITUDE	39.162222 / -119.762582
REPLACEMENT COST	\$76,500.00
COST PER SF	\$ 9.00
FACILITY CONDITION INDEX	28.89

S Anderson St is a north / south oriented roadway bounded by the dead end of E 4th St on the south and 3rd St on the north. The condition of the street is good and only needs a maintenance seal and striping which will be addressed in this report.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$22,100.00
-	-	-
<b>TOTALS</b>	<b>1</b>	<b>\$22,100.00</b>

4409 SOUTH ANDERSON STREET

		PRIORITY	2 - Two to Four Years	
PROJECT #	4409SIT1 - SITE ISSUES	STATUS	4/4/2024	NEW

SEAL ASPHALT PAVING

	QUANTITY	UNITS	TOTAL	SF COST
It is important to maintain the asphalt concrete street paving. This project will provide for minor crack filling and sealing the roadway. Microsurface sealing process is recommended to account for street deformations, subsidence or other minor anomalies. 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.	8500	PKG	\$22,100.00	\$ 3.00



CAPITAL COMPLEX MASTER PLAN

4410 – NORTH & SOUTH VALLEY STREET **OCCUPIED**

**FACILITY USAGE: ROAD**

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

STATISTICS



BUILT	0
AGE	0 yrs
ACQUIRED	-
HOW ACQUIRED	CONVEYANCE
SQUARE FEET (SF)	25,500
FLOORS	0
BASEMENT?	No
LONGITUDE /LATITUDE	39.162843 / -119.763652
REPLACEMENT COST	\$229,500.00
COST PER SF	\$ 9.00
FACILITY CONDITION INDEX	46.58

N & S Valley St is a north / south oriented roadway which changes from North to South Valley at King St. The state responsibility for maintenance is bounded on the north by E Musser St and terminates at E 4th St on the south. The condition of Valley St is in poor condition partially due to existing saw cutting for utility trenches, legacy patching, lack of maintenance and general use. All of these conditions will be addressed in this report.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$106,900.00
-	-	-
TOTALS	1	\$106,900.00

## 4410 NORTH & SOUTH VALLEY STREET

		PRIORITY	2 - Two to Four Years	
PROJECT #	4410SIT1 - SITE ISSUES	STATUS	4/4/2024	NEW

### PATCH, CRACK & MICROSURFACE SEAL ASPHALT PAVING

	QUANTITY	UNITS	TOTAL	SF COST
The street paving is severely deteriorated with large cracks and areas of alleagatoring. This project would provide for replacement of deteriorated paving, crack filling and microsurface sealing. Microsurface sealing process is recommended to account for street deformations, subsidence or other minor anomalies. Striping is included in this estimate.	1	-	\$106,900.00	\$ 4.00



CAPITAL COMPLEX MASTER PLAN

4411 – 3RD ST PARKING LOT **OCCUPIED**

**FACILITY USAGE: PARKING-CARPORT, GARAGE, LOT**

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

STATISTICS



BUILT	0
AGE	0 yrs
ACQUIRED	-
HOW ACQUIRED	CONVEYANCE
SQUARE FEET (SF)	22,250
FLOORS	0
BASEMENT?	No
LONGITUDE /LATITUDE	36.162306 / -119.762237
REPLACEMENT COST	\$200,300.00
COST PER SF	\$ 9.00
FACILITY CONDITION INDEX	9.44

The Parking Lot is located across S Anderson St to the east of the OCIO Building. The vehicle entrance points are on the north side from 3rd Street. ADA parking and ramp exits are on the west side of the lot to the sidewalk on S Anderson St. The parking lot is in fair condition but is in need of repairs prior to a maintenance seal and striping which will be addressed in the report.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$18,900.00
-	-	-
TOTALS	1	\$18,900.00



4411 3RD ST PARKING LOT

		PRIORITY	2 - Two to Four Years	
PROJECT #	4411SIT1 - SITE ISSUES	STATUS	4/4/2024	NEW

PATCH, CRACK & SLURRY SEAL ASPHALT PAVING

	QUANTITY	UNITS	TOTAL	SF COST
It is important to maintain the asphalt concrete paving. This project would provide for minor replacement of deteriorated paving, minor crack filling and slurry sealing of the paving site wide. 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.	1	-	\$18,900.00	\$ 1.00



**CAPITAL COMPLEX MASTER PLAN**  
**4412 – FALL STREET PARKING LOT OCCUPIED**  
**FACILITY USAGE: PARKING-CARPORT, GARAGE, LOT**

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

**STATISTICS**



BUILT	0
AGE	0 yrs
ACQUIRED	-
HOW ACQUIRED	CONVEYANCE
SQUARE FEET (SF)	57,500
FLOORS	0
BASEMENT?	No
LONGITUDE /LATITUDE	39.162304 / -119.762232
REPLACEMENT COST	\$517,500.00
COST PER SF	\$ 9.00
FACILITY CONDITION INDEX	18.72


The Fall Street Parking Lot is located across E Musser St to the north of the Blasdel and the State Library Buildings. The vehicle entrance points are on the north, west and south sides of the parking lot. A small, separate parking lot which is not State owned, is located on the northwest corner of the lot and has a separate vehicle entrance. ADA parking and ramp exits are on the south side of the lot to the sidewalk on E Musser St. The parking lot, including the ADA parking is in fair to poor condition and is in need of repairs prior to a maintenance seal and striping which will be addressed in the report.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	1	\$59,000.00
2	2	\$37,900.00
-	-	-
TOTALS	3	\$96,900.00

## 4412 FALL STREET PARKING LOT

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	4412ADA1 - ADA	STATUS	4/4/2024	NEW

### ADA PARKING SPACE UPGRADES

	QUANTITY	UNITS	TOTAL	SF COST
<p>The ADA provides for accessibility to sites and services for people with physical limitations. The existing ADA parking spaces are no longer compliant and deteriorated. This project would provide for 5 ADA parking spaces and Path of Travel to the existing sidewalk. This will require regrading, installing concrete, striping, signage and any other necessary upgrades. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.</p>	1	-	\$59,000.00	\$ 1.00
				

4412 FALL STREET PARKING LOT

PRIORITY	2 - Two to Four Years		
STATUS	4/4/2024	NEW	

PROJECT # 4412SIT1 - SITE ISSUES

PATCH, CRACK & SLURRY SEAL ASPHALT PAVING

	QUANTITY	UNITS	TOTAL	SF COST
It is important to maintain the asphalt concrete paving. This project would provide for minor replacement of deteriorated paving, minor crack filling and slurry sealing of the paving site wide. 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.	1	-	\$33,900.00	\$ 1.00



## 4412 FALL STREET PARKING LOT

		PRIORITY	2 - Two to Four Years	
PROJECT #	4412SIT2 - SITE ISSUES	STATUS	4/4/2024	NEW

### CURB REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The parking lot curbs on this site are deteriorated and failing. This project addresses removal and replacement of existing curbs. 200 lineal feet of curb was used for this estimate.	200	-	\$ 4,000.00	\$ 0.00



CAPITAL COMPLEX MASTER PLAN  
 4413 – EAST 4TH STREET **OCCUPIED**

**FACILITY USAGE: ROAD**

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

STATISTICS



BUILT	0
AGE	0 yrs
ACQUIRED	-
HOW ACQUIRED	CONVEYANCE
SQUARE FEET (SF)	9,500
FLOORS	0
BASEMENT?	No
LONGITUDE /LATITUDE	39.161938 / -119.763152
REPLACEMENT COST	\$85,500.00
COST PER SF	\$ 9.00
FACILITY CONDITION INDEX	28.89

E 4TH ST is an east / west oriented roadway bounded by S Valley St on the west and S Anderson St on the east. The condition of the street is good and only needs a maintenance seal and striping which will be addressed in this report.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$24,700.00
-	-	-
TOTALS	1	\$24,700.00

4413 EAST 4TH STREET

		PRIORITY	2 - Two to Four Years	
PROJECT #	4413SIT1 - SITE ISSUES	STATUS	4/4/2024	NEW

SEAL ASPHALT PAVING

	QUANTITY	UNITS	TOTAL	SF COST
It is important to maintain the asphalt concrete street paving. This project will provide for minor crack filling and sealing the roadway. Microsurface sealing process is recommended to account for street deformations, subsidence or other minor anomalies. 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.	1	-	\$24,700.00	\$ 3.00



CAPITAL COMPLEX MASTER PLAN  
 4414 – EAST 3RD STREET **OCCUPIED**

**FACILITY USAGE: ROAD**

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

**STATISTICS**



BUILT	0
AGE	0 yrs
ACQUIRED	-
HOW ACQUIRED	CONVEYANCE
SQUARE FEET (SF)	21,250
FLOORS	0
BASEMENT?	No
LONGITUDE /LATITUDE	39.162581 / -119.763256
REPLACEMENT COST	\$191,300.00
COST PER SF	\$ 9.00
FACILITY CONDITION INDEX	30.79

E 3rd St is an east / west oriented roadway. The state responsibility for street maintenance is bounded on the west by S Stewart St and dead ends on the east end at the EITS parking lot. The condition of E King St is fair to poor partially due to existing saw cutting for utility trenches, lack of maintenance and general use. All of these conditions will be addressed in this report.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$58,900.00
-	-	-
<b>TOTALS</b>	<b>1</b>	<b>\$58,900.00</b>



4414 EAST 3RD STREET

		PRIORITY	2 - Two to Four Years	
PROJECT #	4414SIT1 - SITE ISSUES	STATUS	4/4/2024	NEW

PATCH, CRACK & MICROSURFACE SEAL ASPHALT PAVING

	QUANTITY	UNITS	TOTAL	SF COST
The street paving is deteriorated with large cracks and areas of allegatoring. This project would provide for replacement of deteriorated paving, crack filling and microsurface sealing. Microsurface sealing process is recommended to account for street deformations, subsidence or other minor anomalies. Striping is included in this estimate.	1	-	\$58,900.00	\$ 3.00



CAPITAL COMPLEX MASTER PLAN  
 4415 – EAST 2ND STREET **OCCUPIED**

**FACILITY USAGE: ROAD**

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

STATISTICS



BUILT	0
AGE	0 yrs
ACQUIRED	-
HOW ACQUIRED	CONVEYANCE
SQUARE FEET (SF)	31,000
FLOORS	0
BASEMENT?	No
LONGITUDE /LATITUDE	39.163215 / -119.763006
REPLACEMENT COST	\$279,000.00
COST PER SF	\$ 9.00
FACILITY CONDITION INDEX	26.16

E 2nd St is an east / west oriented roadway. The state responsibility for street maintenance is bounded on the west by S Stewart St and S Roop St on the east. The condition of E King St is fair to poor partially due to existing saw cutting for utility trenches, lack of maintenance and general use. All of these conditions will be addressed in this report.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$73,000.00
-	-	-
TOTALS	1	\$73,000.00

4415 EAST 2ND STREET

		PRIORITY	2 - Two to Four Years	
PROJECT #	4415SIT1 - SITE ISSUES	STATUS	4/4/2024	NEW

PATCH, CRACK & MICROSURFACE SEAL ASPHALT PAVING

	QUANTITY	UNITS	TOTAL	SF COST
The street paving is deteriorated with large cracks and areas of allegatoring. This project would provide for replacement of deteriorated paving, crack filling and microsurface sealing. Microsurface sealing process is recommended to account for street deformations, subsidence or other minor anomalies. Striping is included in this estimate.	1	-	\$73,000.00	\$ 2.00



CAPITAL COMPLEX MASTER PLAN  
 4416 – EAST KING STREET **OCCUPIED**

**FACILITY USAGE: ROAD**

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

**STATISTICS**



BUILT	-
AGE	0 yrs
ACQUIRED	-
HOW ACQUIRED	CONVEYANCE
SQUARE FEET (SF)	30,500
FLOORS	0
BASEMENT?	No
LONGITUDE /LATITUDE	39.163880 / -119.763018
REPLACEMENT COST	\$274,500.00
COST PER SF	\$ 9.00
FACILITY CONDITION INDEX	42.08

E King St is an east / west oriented roadway. The state responsibility for street maintenance is bounded on the west by S Stewart St and S Roop St on the east. The condition of E King St is fair to poor condition partially due to existing saw cutting for utility trenches, lack of maintenance and general use. All of these conditions will be addressed in this report.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$115,500.00
-	-	-
<b>TOTALS</b>	<b>1</b>	<b>\$115,500.00</b>

4416 EAST KING STREET

PROJECT #	4416SIT1 - SITE ISSUES	PRIORITY	2 - Two to Four Years
		STATUS	4/4/2024 <span style="background-color: #cccccc;">NEW</span>

PATCH, CRACK & MICROSURFACE SEAL ASPHALT PAVING

	QUANTITY	UNITS	TOTAL	SF COST
The street paving is deteriorated with large cracks and areas of allegatoring. This project would provide for replacement of deteriorated paving, crack filling and microsurface sealing. Microsurface sealing process is recommended to account for street deformations, subsidence or other minor anomalies. Striping is included in this estimate.	1	-	\$115,500.00	\$ 4.00



## APPENDICES

### APPENDIX A – PROJECT IDENTIFICATION (ID) CATEGORIES

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

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

Example: 9999ADA1 and 9999HVA2

### BUILDING MANAGEMENT CATEGORIES

FIGURE 3.



## APPENDIX B – MAINTENANCE PROJECTS AND COST ESTIMATES

### DISCLAIMER

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

### MAINTENANCE PROJECTS

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

### EXCLUDED

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



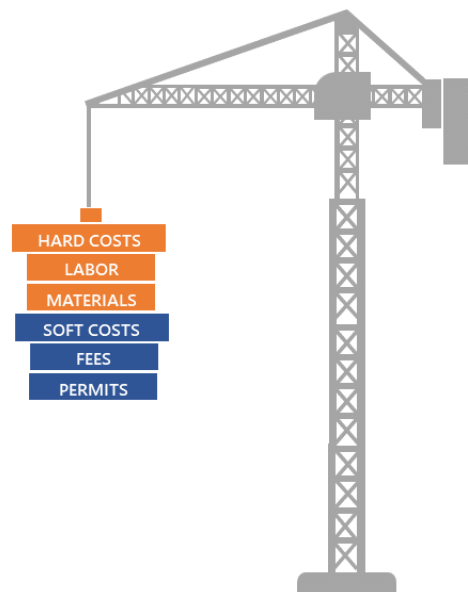
### CURRENT CONSTRUCTION PROJECT COST ESTIMATES (Hard Costs)

Cost estimates are derived from:

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

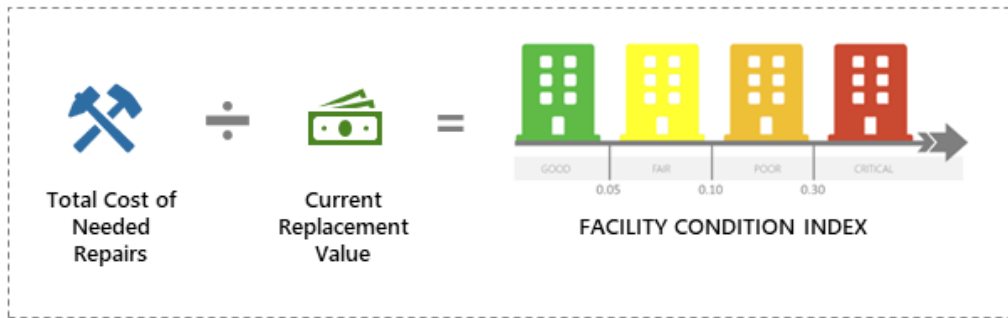
### EXCLUDED – (Soft Costs)

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



## APPENDIX C – FACILITY CONDITION INDEX

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



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

EXAMPLE – BUILDING NEEDS THE FOLLOWING REPAIRS:

### Priority 1 Currently Critical – Immediate to Two Years

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

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

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

### Priority 3 Long Term Needs – Four to Ten Years

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



GRAND TOTAL COST OF NEEDED REPAIRS

\$2,897,600



CURRENT REPLACEMENT VALUE

DIVIDED BY  
\$11,540,000

=



0.25 POOR



## APPENDIX D – PROJECT PRIORITY CLASSIFICATIONS

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
1	Currently Critical	Immediate to 2
	Projects in this category require immediate action to: <ul style="list-style-type: none"> <li>• Return a facility to normal operations</li> <li>• Stop accelerated deterioration</li> <li>• Address fire and life safety hazards</li> <li>• Address an ADA requirement</li> </ul>	

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"> <li>• Investment planning</li> <li>• Functional improvements</li> <li>• Lower priority</li> </ul>	

## 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](https://en.wikipedia.org/wiki/Facility_condition_index)

## APPENDIX F – REPORT DISTRIBUTION

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

## APPENDIX G – FCA TEAM CONTACT INFORMATION

### DISCLAIMER

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

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## APPENDIX H – REVISION HISTORY

VERSION	DATE	AMMENDMENT
0	4/12/2024	Initial.