STATE OF NEVADA

STATE PUBLIC WORKS DIVISION

FACILITY CONDITION ASSESSMENT REPORT FOR:

OFFICE OF THE GOVERNOR
ENTERPRISE INFORMATION TECHNOLOGY SERVICES

SITE #: 9855 DATA CENTER SITE
575 E. THIRD STREET
CARSON CITY, NV 89701-

Survey Date: 12/13/2022
Distribution Date: 8/28/2023

TABLE OF CONTENTS

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.)

FIGURE 1.

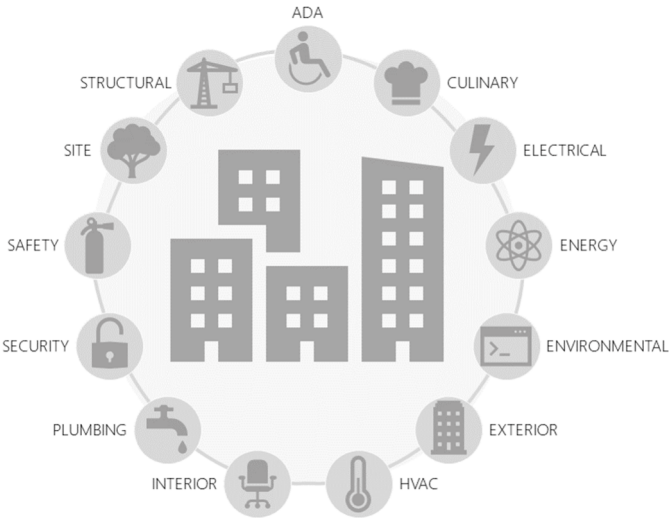
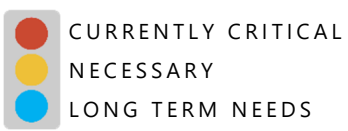


FIGURE 2.



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

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

DISCLAIMER

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

SITE MAP

575 E THIRD ST, CARSON CITY, NV 89701

9855 - DATA CENTER SITE

BLDG #	NAME	YR BUILT	SQ FT
0393	DATA CENTER	1970	22928
9855	DATA CENTER SITE	0	
2	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 DATA CENTER SITE.

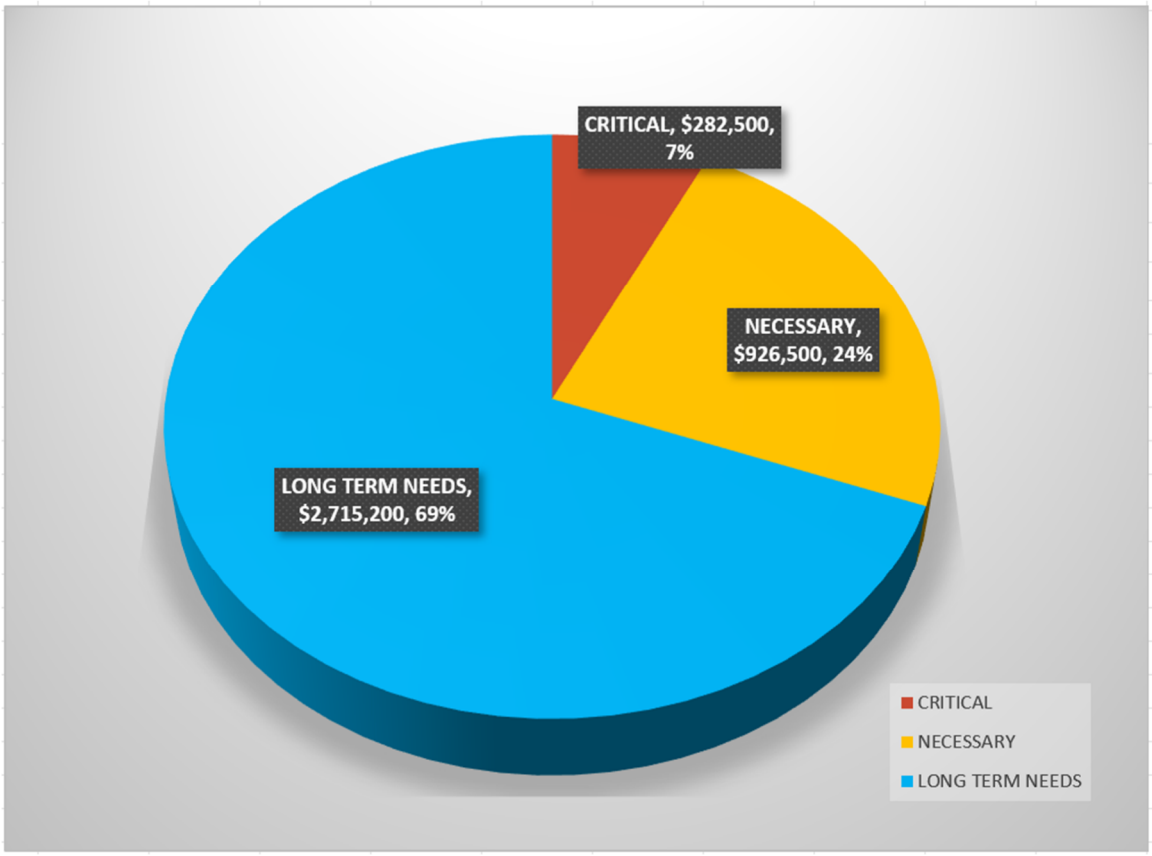
The percentages shown in the graph to the left were calculated using the figures in the report below.

DATA

SITE #: 9855

SURVEY DT	BLDG #	NAME	YR BUILT	SQ FT	PRIORITY CLASSES CRITICAL (1) COST	NECESSARY (2) COST	LONG TERM (3) COST	PR CLASS	COST TO REPLACE	FCI
12/13/2022	**9855**	**DATA CENTER SITE**	**0**		$7,500	$123,900	$0	**$131,400**		**0%**
12/13/2022	**0393**	**DATA CENTER**	**1970**	**22928**	$275,000	$802,600	$2,715,200	**$3,792,800**	**$15,935,000**	**24%**
			TOTALS:	**22,928**	**$282,500**	**$926,500**	**$2,715,200**	**$3,924,200**	**$15,935,000**	**25%**

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 #	DESC	COST
0393	0393ADA4	ADA RAMP MODIFICATIONS	$85,000.00
0393	0393ELE2	ARC FLASH and ELECTRICAL COORDINATION STUDY	$25,000.00
0393	0393HVA1	AIR HANDLER REPLACEMENT	$145,000.00
0393	0393HVA3	FAN COIL REPLACEMENT	$20,000.00
9855	9855ADA3	ADA SIGNAGE & STRIPING	$7,500.00
			$282,500.00

PRIORITY 2 – NECESSARY, NOT YET CRITICAL

BLDG #	PROJECT #	DESC	COST
0393	0393ADA3	BREAK ROOM REMODEL	$55,000.00
0393	0393ENR1	EXTERIOR LIGHTING REPLACEMENT	$8,000.00
0393	0393EXT6	LOADING DOCK IMPROVEMENTS	$50,000.00
0393	0393INT7	CARPET REPLACEMENT	$116,300.00
0393	0393INT8	CEILING REPAIRS	$5,000.00
0393	0393INT9	FLOORING REPLACEMENT	$31,500.00
0393	0393PLM1	WATER HEATER REPLACEMENT	$5,000.00
0393	0393STR1	SEISMIC RETROFIT SERVER RAISED FLOOR	$531,800.00
9855	9855ENR3	EXTERIOR LIGHTING REPLACEMENT	$30,000.00
9855	9855SIT2	CRACK FILL & SEAL ASPHALT PAVING	$28,900.00
9855	9855SIT4	SECURITY GATE REPLACEMENT	$65,000.00
			$,500.00

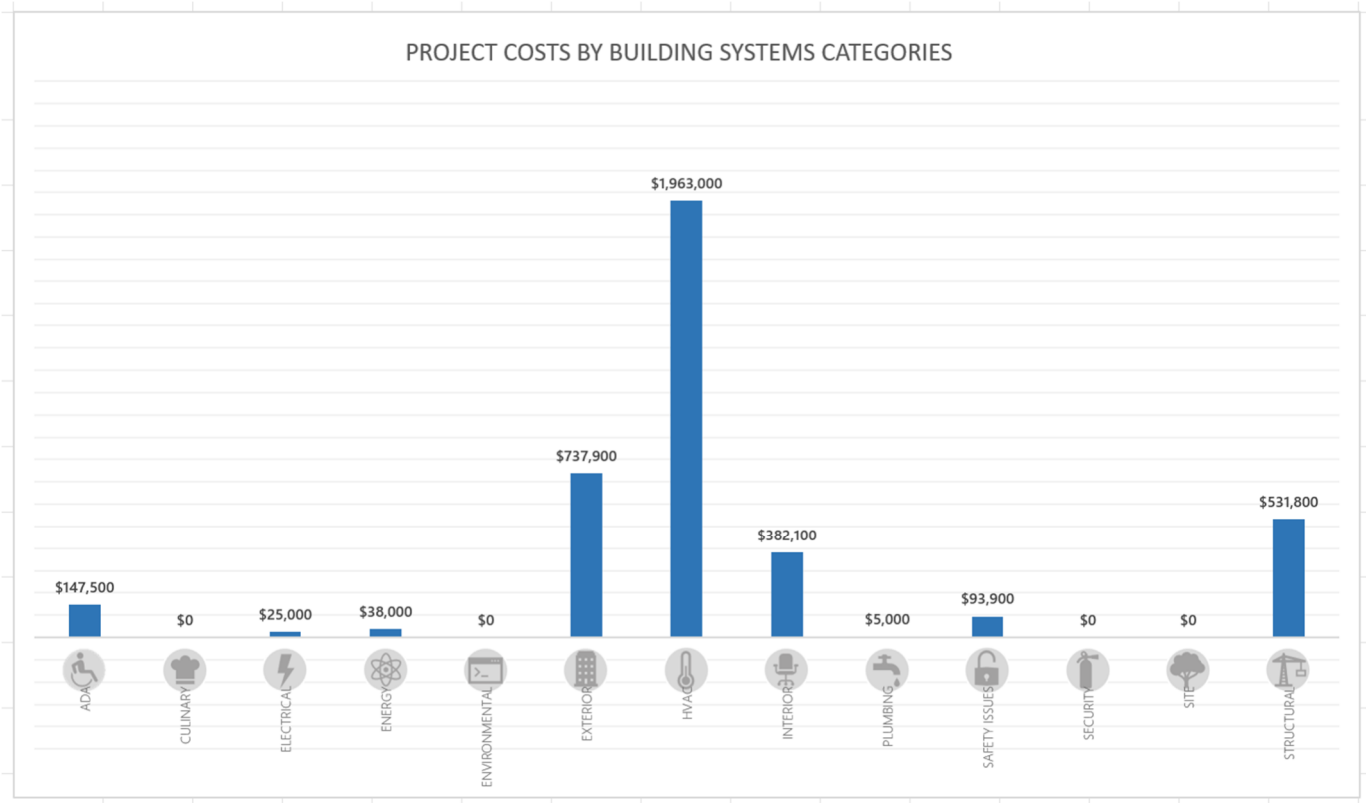
PRIORITY 3 – LONG TERM NEEDS

BLDG #	PROJECT #	DESC	COST
0393	0393EXT2	EXTERIOR FINISHES	$229,300.00
0393	0393EXT5	ROOF REPLACEMENT	$458,600.00
0393	0393HVA2	HVAC SYSTEM REPLACEMENT	$1,798,000.00
0393	0393INT6	INTERIOR FINISHES	$229,300.00
			$2,715,200.00
		GRAND TOTAL	**$3,924,200.00**

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.



9855 DATA CENTER SITE

The Data Center site is located on the corner of East Third Street and South Valley Street in Carson City. There is a large, paved parking area to the east with ADA compliant parking spaces. The ADA route of travel to the building is interrupted by East Fourth Street which has non-compliant slopes. The site is served by city water with backflow prevention, city sewer, natural gas, and electrical service.

9855 DATA CENTER SITE

PRIORITY #: **1**

PROJECT #: 9855ADA3

CONST COST: $7,500.00

ADA SIGNAGE & STRIPING

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The ADA parking area and passenger loading area lack proper signage and striping to comply with ADA requirements. There is a missing "No Parking" sign at the ADA parking area and the striping has faded. This project would provide for striping, purchase and installation of the sign, and any other necessary upgrades to the parking area. 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. This project should be implemented concurrently with the CRACK FILL & SEAL ASPHALT PAVING project. This project or a portion thereof was previously recommended in the FCA report dated 06/01/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/13/2022.

9855 DATA CENTER SITE

PRIORITY #: **2**
PROJECT #: 9855SIT2
CONST COST: $28,900.00

CRACK FILL & SEAL ASPHALT PAVING

It is important to maintain the asphalt paving on the site. This project would provide for minor crack filling and striping of the parking lot. This project should be scheduled within 2-3 years to maintain the integrity of the paving and prevent premature failure. This project should be implemented concurrently with the ADA SIGNAGE & STRIPING project. This project or a portion thereof was previously recommended in the FCA report dated 06/01/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/13/2022.

9855 DATA CENTER SITE

PRIORITY #: **2**

PROJECT #: 9855ENR3

CONST COST: $30,000.00

EXTERIOR LIGHTING REPLACEMENT

The 23 perimeter light poles around the site have a total of 28 light fixtures. These fixtures are metal halide and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures, using existing wiring. This project or a portion thereof was previously recommended in the FCA report dated 06/01/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/13/2022.

9855 DATA CENTER SITE

PRIORITY #: **2**

PROJECT #: 9855SIT4

CONST COST: $65,000.00

SECURITY GATE REPLACEMENT

The security gate is failing and in need of replacement or repairs. The gate guide rails are damaged, and some portions are completely broken. This project would fund the removal & replacement of the concrete footing as needed and installation of new gate rails, repair or replace the gate, gate operator and access controls.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

PRIORITY CLASS 1:	$7,500.00
PRIORITY CLASS 2:	$123,900.00
PRIORITY CLASS 3:	$0.00
GRAND TOTAL:	**$131,400.00**

0393 DATA CENTER

IBC CONS TYPE:	**V-B**	YEAR:	**1970**
IBC OCC TYPE 1:	**100 % B**	SQ FT:	**22,928**
IBC OCC TYPE 2:	**%**	LEVEL(s):	**1**
EXT FINISH 1 :	**90** % **Precast Concrete**	BSMT?	**No**
EXT FINISH 2 :	**10** % **Painted CMU**	FIRE SUPP:	**100 %**

The original structure, built in 1970, totaled 11,512 square feet of tilt-up concrete wall panels on a slab on grade foundation. A small mechanical room addition was built in 1975 of similar construction which added 1,500 square feet. Capital Improvement Project #03-C10 was completed in 2007 which added 9,916 square feet of masonry walls on a slab on grade foundation for a total of 22,928 square feet. A remodel of the original structure was included in the 2007 addition consisting of new interior and exterior finishes, new HVAC equipment and a new single-ply roof membrane. The roofing membrane was installed in 2003 with a 15-year warranty. The Data Center serves as the hub for the State's essential computing functions. A number of critical demand applications including integrated financial services, microwave communications statewide, and the Capitol Complex high-speed computer and phone lines are located at this site.

0393 DATA CENTER

PRIORITY #: **1**

PROJECT #: 0393ADA4

CONST COST: $85,000.00

ADA RAMP MODIFICATIONS

In order to comply with current Americans with Disabilities Act (ADA) requirements, modifications will be necessary for the ADA ramp and stairs on the south side of the building. The standards for a ramp require a 36" clear space. Currently, the handrails encroach on this clearance and reduce the clear space to less than 32". The concrete on the stairs and the ramp is deteriorating. Spalling and cracking have occurred. Exposure to the elements is a contributing factor. This project recommends demolition and replacement of the ramp, handrails and stairs. 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. This project or a portion thereof was previously recommended in the FCA report dated 06/01/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/13/2022.

0393 DATA CENTER

PRIORITY #: **1**

PROJECT #: 0393HVA1

CONST COST: $145,000.00

AIR HANDLER REPLACEMENT

The current backup air handling unit (AHU-4) serving the computer room was installed in 1990 under CIP 89-11. The air handling unit is beyond its useful life. If this unit fails in operation as the backup, the server room would become hot and could lead to server failures and potential loss of critical data. It is recommended to install a new backup air conditioning system. This project would provide for the purchase and installation of a new air conditioning unit, to include all required modifications and connections to the utilities. This project or a portion thereof was previously recommended in the FCA report dated 06/01/2016. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/13/2022.

0393 DATA CENTER

PRIORITY #: **1**
PROJECT #: 0393ELE2
CONST COST: $25,000.00

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.

0393 DATA CENTER

PRIORITY #: **1**

PROJECT #: 0393HVA3

CONST COST: $20,000.00

FAN COIL REPLACEMENT

There are two fan coil units (FCU 1a & 1b) which condition the Communications Room appear to be original to the building. The current cooling demand exceeds the capacity of these two units and should be replaced. This project would fund the purchase and installation of new fan coil units and include all required modifications and connections to utilities.

0393 DATA CENTER

PRIORITY #: **2**

PROJECT #: 0393ADA3

CONST COST: $55,000.00

BREAK ROOM REMODEL

The break room in the original building dates back to the original construction in 1970. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards for Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials. This project or a portion thereof was previously recommended in the FCA report dated 06/01/2016. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/13/2022.

0393 DATA CENTER

PRIORITY #: **2**

PROJECT #: 0393INT7

CONST COST: $116,300.00

CARPET REPLACEMENT

The carpet in the building is showing signs of extreme wear and should be scheduled for replacement. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 2 - 3 years. This project or a portion thereof was previously recommended in the FCA report dated 06/01/2016. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/13/2022.

0393 DATA CENTER

PRIORITY #: **2**
PROJECT #: 0393INT8
CONST COST: $5,000.00

CEILING REPAIRS

There are voids in the gypsum board ceiling in the mechanical room that need to be repaired. This project recommends patching and repair of all holes in the ceiling.

0393 DATA CENTER

PRIORITY #: **2**

PROJECT #: 0393ENR1

CONST COST: $8,000.00

EXTERIOR LIGHTING REPLACEMENT

The building has perimeter lighting on the exterior of the building. The light fixtures are metal halide and not energy efficient. This project would provide for the replacement of the 8 exterior wall pack light fixtures with new LED light fixtures, using existing wiring. This project or a portion thereof was previously recommended in the FCA report dated 06/01/2016. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/13/2022.

0393 DATA CENTER

PRIORITY #: **2**

PROJECT #: 0393INT9

CONST COST: $31,500.00

FLOORING REPLACEMENT

The VCT (vinyl composite tile) flooring in the Communications Equipment Room is damaged and has reached the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base. Testing for asbestos containing materials (ACM) is included in this estimate.

0393 DATA CENTER

PRIORITY #: **2**

PROJECT #: 0393EXT6

CONST COST: $50,000.00

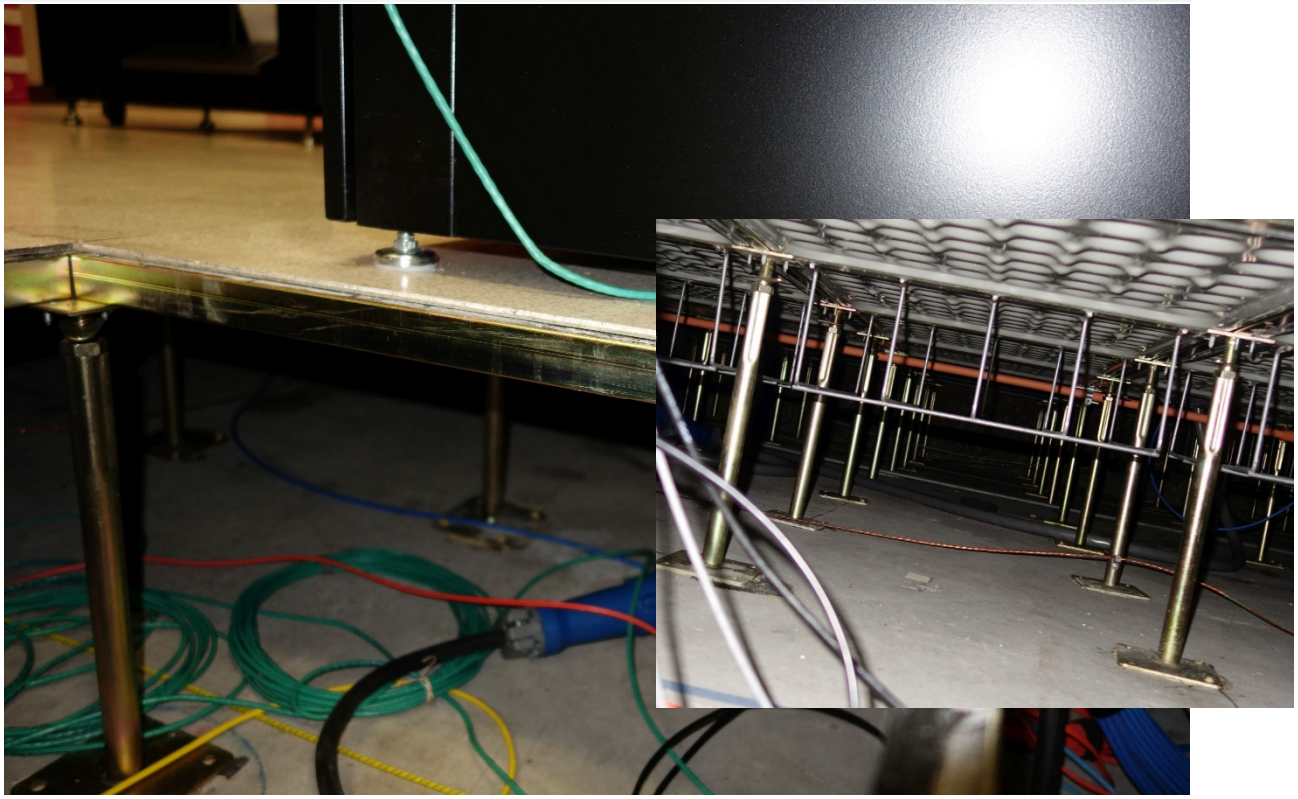
LOADING DOCK IMPROVEMENTS

The existing concrete stairs at the loading dock are failing. The concrete base supporting the guard and handrails has mostly failed leaving the rails unsupported. In addition, the ground dock lift is beyond its useful life. This project would fund the removal and replacement of the stairs, guard rails and dock lift.

0393 DATA CENTER

PRIORITY #: **2**
PROJECT #: 0393STR1
CONST COST: $531,800.00

SEISMIC RETROFIT SERVER RAISED FLOOR



A visual survey of the structure supporting the computer server room floor indicates a lack of seismic bracing, both for the floor and the server racks. Lack of bracing increases the risk of data loss and a sustained outage resulting from a strong seismic event. This project would fund the replacement of the server room raised floor with a seismic rated floor. The project scope includes temporary server rack support, working in an occupied facility and phasing construction. Alternatively, a retrofit of the existing floor may be possible, reducing the substantial investment while meeting the seismic requirements. It is recommended that this option be investigated.

0393 DATA CENTER

PRIORITY #: **2**
PROJECT #: 0393PLM1
CONST COST: $5,000.00

WATER HEATER REPLACEMENT

There is a 75-gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. The water heater was installed in 2006. 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 gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 06/01/2016. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/13/2022.

0393 DATA CENTER

PRIORITY #: **3**

PROJECT #: 0393EXT2

CONST COST: $229,300.00

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 excluding the roof. Included in the cost are cleaning and sealing the concrete wall panels, brick and masonry, and caulking of the windows, 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.

0393 DATA CENTER

PRIORITY #: **3**

PROJECT #: 0393HVA2

CONST COST: $1,798,000.00

HVAC SYSTEM REPLACEMENT

The HVAC system in the building was mostly replaced in 2006 and will be reaching the end of its useful life in the next 8 - 10 years and should be planned for replacement. This project would fund the replacement of the HVAC systems in the building including chillers, cooling tower, boilers, chilled & hot water piping, temperature controls and cleaning the existing duct work and grilles. This project includes removal and disposal of all equipment and materials and the connections to all required utilities. This project or a portion thereof was previously recommended in the FCA report dated 06/01/2016. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/13/2022.

0393 DATA CENTER

PRIORITY #: **3**
PROJECT #: 0393INT6
CONST COST: $229,300.00

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and adequately prepared to receive the coating. An epoxy-based paint should be utilized in wet areas for durability.

0393 DATA CENTER

PRIORITY #: **3**

PROJECT #: 0393EXT5

CONST COST: $458,600.00

ROOF REPLACEMENT

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. Typically, the roof warranty expires in 20 years. The 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 2003. It is recommended that this building be re-roofed in the next 4 - 6 years to be consistent with the roofing program and the end of the warranty period. This project or a portion thereof was previously recommended in the FCA report dated 06/01/2016. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/13/2022.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

PRIORITY CLASS 1:	$275,000.00
PRIORITY CLASS 2:	$802,600.00
PRIORITY CLASS 3:	$2,715,200.00
Grand Total:	**$3,792,800.00**

Project Construction Cost per Square Foot:	$165.42
Total Facility Replacement Construction Cost:	$15,935,000.00
Facility Replacement Cost per Square Foot:	$695.00
FCI:	**24%**

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

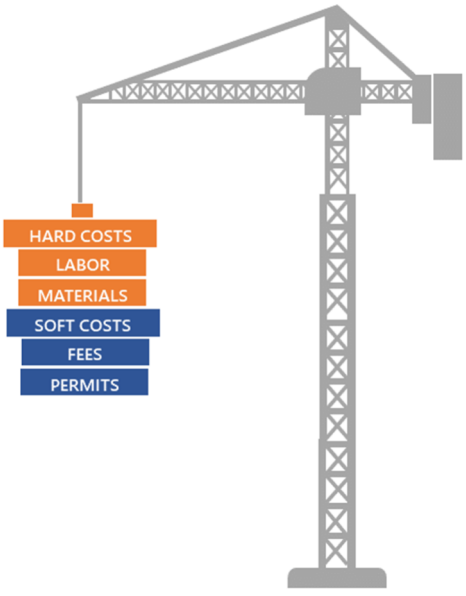
CURRENT CONSTRUCTION PROJECT COST ESTIMATES (Hard Costs)

Cost estimates are derived from:

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

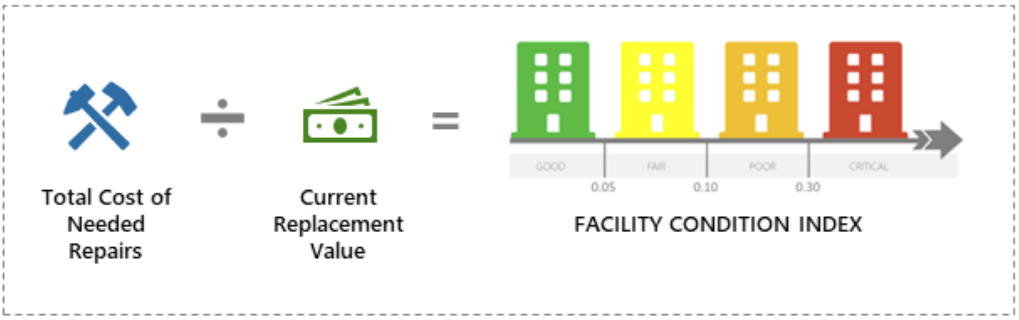
EXCLUDED – (Soft Costs)

- 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
DIVIDED BY	
CURRENT REPLACEMENT VALUE	$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
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DEPT	DIV	TITLE
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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	8/24/2023	Initial.
1	8/28/2023	Revised EITS org structure under Governor's Office