

Department of Health & Human Services
Division of Child & Family Services
Nevada Early Intervention Services
Facility Condition Analysis

NEVADA EARLY INTERVENTION SERVICES

2667 Enterprise Road
Reno, Nevada 89511

Site Number: 9859

**STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS**



Report Printed in October 2011

Department of Health & Human Services
Division of Child & Family Services
Nevada Early Intervention Services
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

Establishing a Facility Condition Needs Index (FCNI) for each building

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

Class Definitions

PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9859

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0515	NEVADA EARLY INTERVENTION SERVICES 2667 Enterprise Rd. Reno	19800	1980	5/19/2011	\$48,600	\$210,900	\$3,000	\$262,500	\$5,445,000	5%
9859	NEVADA EARLY INTERVENTION SERVICES SITE 2667 Enterprise Rd. Reno		0	5/19/2011	\$30,000	\$45,000	\$0	\$75,000		0%
Report Totals.....:		19,800			\$78,600	\$255,900	\$3,000	\$337,500	\$5,445,000	6%

SPWD Facility Condition Analysis

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**NEVADA EARLY INTERVENTION SERVICES SITE
BUILDING REPORT**

The Nevada Early Intervention Services is located north of the University of Nevada Reno Campus. The site has one structure and paved parking including ADA accessible parking. The facility is served by city water and sewer services, natural gas and electrical power is provided by NV Energy. The north side of the site is adjacent to a steep slope which is sloughing debris onto the fire department access road and will be addressed in the report. The site is well maintained.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$30,000**
Currently Critical **Immediate to Two Years**

EROSION CONTROL

Project Index #: 9859SIT2
Construction Cost \$30,000

On the north side of the building, the dirt bank between the building and McCarran Blvd is eroding considerably. The runoff from McCarran Blvd is exacerbating an already poorly designed drainage area. The dirt bank has spilled over the curb into the access road. There have been several minor improvements accomplished to control the situation, but it is apparent that a major improvement must happen in order to protect the road, parking and the building from permanent damage. This project recommends installing a retaining wall near the curb in order to provide proper drainage and erosion control. The estimate is based on a 300 foot long, 4'-0" high reinforced concrete masonry unit retaining wall.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$45,000**
Necessary - Not Yet Critical **Two to Four Years**

SLURRY SEAL ASPHALT PAVING

Project Index #: 9859SIT1
Construction Cost \$45,000

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads and parking areas. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 60,000 square feet of asphalt area was used to generate this estimate.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$30,000
Priority Class 2:	\$45,000
Priority Class 3:	\$0
Grand Total:	\$75,000

NEVADA EARLY INTERVENTION SERVICES BUILDING REPORT

The Nevada Early Intervention Services is a slump stone masonry and wood framed structure with a composition roofing system and concrete foundation.

The facility provides family-centered multidisciplinary diagnostic and early intervention services encompassing a 50-mile radius around Reno. The facility is mostly ADA compliant and has a fire alarm and sprinkler system. The HVAC system consists of 2 hot water boilers in the basement and AC condensers on the roof with heat pumps scattered throughout the building. The building is well maintained.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$48,600**
Currently Critical **Immediate to Two Years**

ADA KITCHEN REMODEL **Project Index #: 0515ADA3**
Construction Cost \$20,000

The kitchen is in fair to poor condition and does not meet the Americans with Disabilities Act (ADA) requirements. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. ADA features such as accessible fixtures, clear floor space and compliant counter heights should be integrated into the new design. This project recommends the replacement of the existing kitchen cabinets, counters, fixtures and appliances with mid range, high quality components that comply with ADA requirements. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

ADA SIGNAGE **Project Index #: 0515ADA4**
Construction Cost \$3,600

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

WATERPROOFING UPGRADES **Project Index #: 0515EXT2**
Construction Cost \$25,000

The south facing exterior wall experiences water weeping through it during inclement weather. The water infiltration can be seen on the interior of the brick masonry wall and the most extensive weeping occurs directly below the roof scuppers. This project provides for waterproofing the exterior wall and decks by applying sealant and caulking and extending the roof scuppers and deck scuppers to grade rather than draining down the sides of the walls.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$210,900**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES **Project Index #: 0515EXT1**
Construction Cost \$99,000

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 is power washing the entire building, priming and painting the stucco and trim and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0515INT1
Construction Cost \$99,000

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 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 prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0515INT3
Construction Cost \$1,400

JANITORS CLOSET REPAIRS

The mop sink in the Janitor Closet is mounted adjacent to gypsum board and is showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.

Project Index #: 0515ENV1
Construction Cost \$10,500

NONABSORBENT FINISHES

2006 IBC Section 1210 requires the installation of smooth, hard, nonabsorbent surfaces in the following restroom areas: on floors in toilet and bathing rooms that extend upward onto the walls at least 6 inches, within 2 feet of the sides of urinals and water closets to a height of 4 feet above the floor and in shower compartments to a height not less than 70 inches above the drain inlet. This project recommends the installation of Fiberglass Reinforced Panel (FRP) or an equal material to comply with this code section.

This project or a portion thereof was previously recommended in the FCA report dated 04/17/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/19/2011.

Project Index #: 0515INT2
Construction Cost \$1,000

TILE FLOORING REPLACEMENT

The ceramic tile flooring in the entry vestibule is damaged and reaching the end of its useful life. It is recommended that the tile flooring be replaced. This project would provide for removal and disposal of the existing tile and installation of new ceramic tile flooring.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$3,000

Long-Term Needs

Four to Ten Years

Project Index #: 0515PLM1
Construction Cost \$3,000

WATER HEATER REPLACEMENT

There is a 85 gallon gas-fired water heater in the basement. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 5-6 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.

BUILDING INFORMATION:

Gross Area (square feet): 19,800
Year Constructed: 1980
Exterior Finish 1: 75 % Painted Stucco / EIFS
Exterior Finish 2: 25 % Slumpstone Masonry
Number of Levels (Floors): 1 Basement? Yes
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Reinforced Masonry & Wood
IBC Construction Type: V-B
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$48,600	Project Construction Cost per Square Foot:	\$13.26
Priority Class 2:	\$210,900	Total Facility Replacement Construction Cost:	\$5,445,000
Priority Class 3:	\$3,000	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$262,500	FCNI:	5%

NOTES:

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.201 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Division
Facilities Condition Analysis

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Carson City, Nevada 89701-4263

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Nevada Early Intervention Services Site - Site #9859
Description: ADA accessible parking at building entrance.



Nevada Early Intervention Services - Building #0515
Description: Evidence of water leaks.



Nevada Early Intervention Services - Building #0515
Description: Area of possible water infiltration at exterior deck.



Nevada Early Intervention Services - Building #0515
Description: View of the basement area.



Nevada Early Intervention Services - Building #0515
Description: Typical worn flooring in original area of building.



Nevada Early Intervention Services - Building #0515
Description: Window trim in need of paint.