



STATE OF NEVADA STATE PUBLIC WORKS DIVISION

FACILITY CONDITION ASSESSMENT REPORT FOR:

CAPITAL COMPLEX MASTER PLAN
ADMIN
PUBWORKS
B&G

SITE #: 9861 KINKEAD BLDG SITE
505 E KING ST
CARSON CITY, NV 89701-4761



Survey Date: 4/3/2024
Distribution Date: 4/29/2024

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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.).

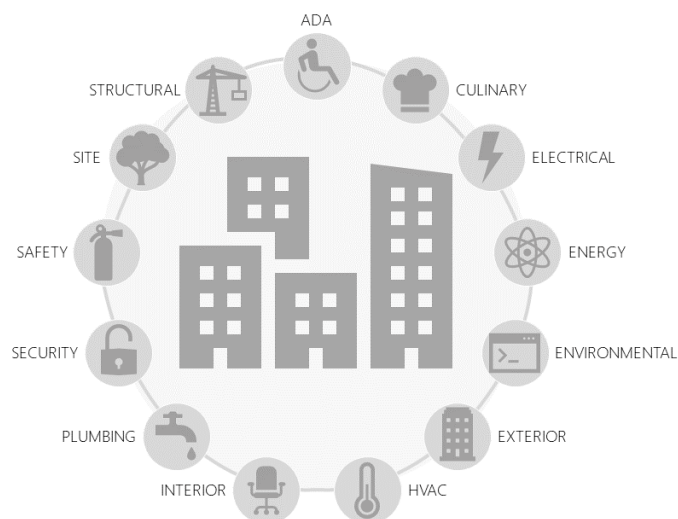
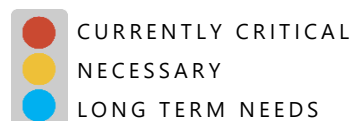


FIGURE 2.



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
9861	KINKEAD BLDG SITE	0		UNOCCUPIED
01	TOTAL # OF BLDGS			

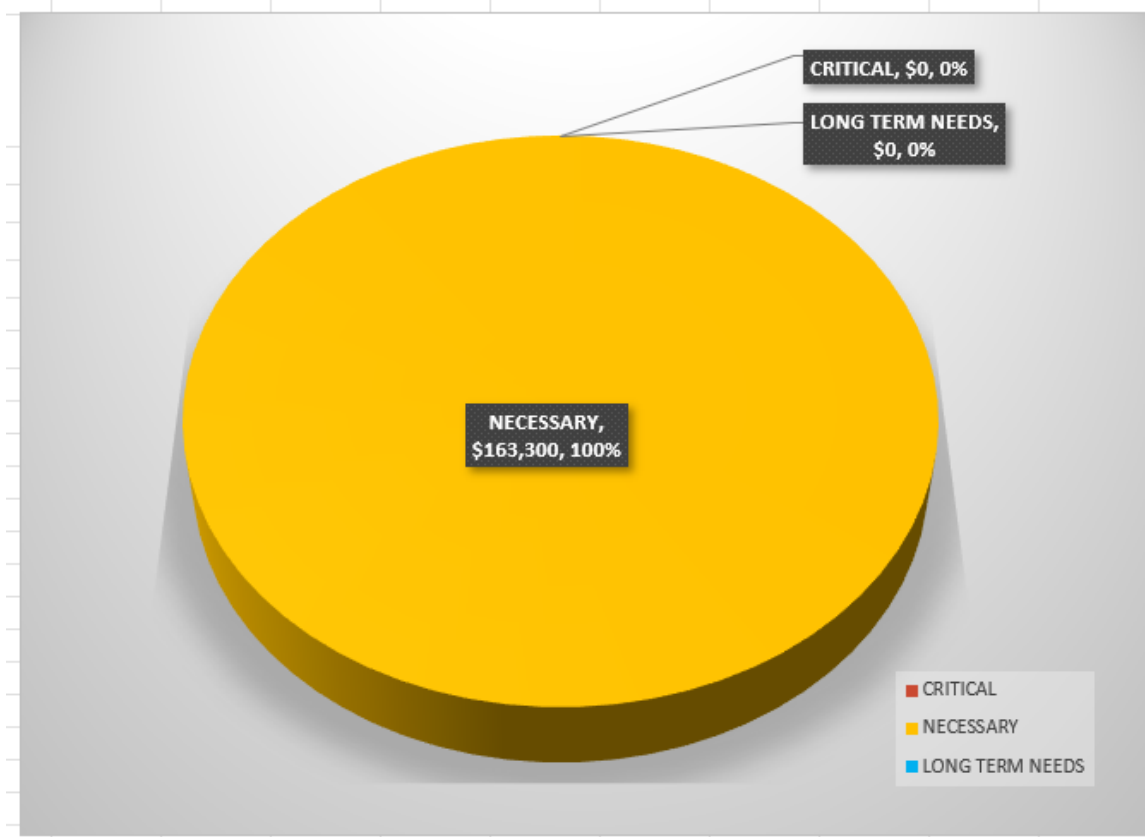
FACILITY CONDITION INDEX (FCI)

FCIs are not calculated for building sites.

DATA

No site data exists.

COST BREAKDOWN BY PRIORITY



The percentages shown in the chart above were calculated using the figures in the PROJECTS BY PRIORITY section listed below. The chart above represents costs for the entire site.

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
1	Currently Critical	Immediate to 2
2	Necessary – Not Yet Critical	2 to 4
3	Long Term Needs	4 to 10

PROJECTS BY PRIORITY

PRIORITY 1 – CURRENTLY CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
-	-	-	-	-
				\$0.00

PRIORITY 2 – NECESSARY, NOT YET CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
9861	9861ELE1	NEW	SITE LIGHTING UPGRADE	50,000.00
9861	9861SIT1	NEW	PATCH, CRACK & SLURRY SEAL ASPHALT PAVING	85,800.00
9861	9861SIT2	NEW	CONCRETE CURB REPLACEMENT	7,500.00
9861	9861SIT3	NEW	TREE AND SHRUB PRUNING / REMOVAL	20,000.00
				\$163,300.00

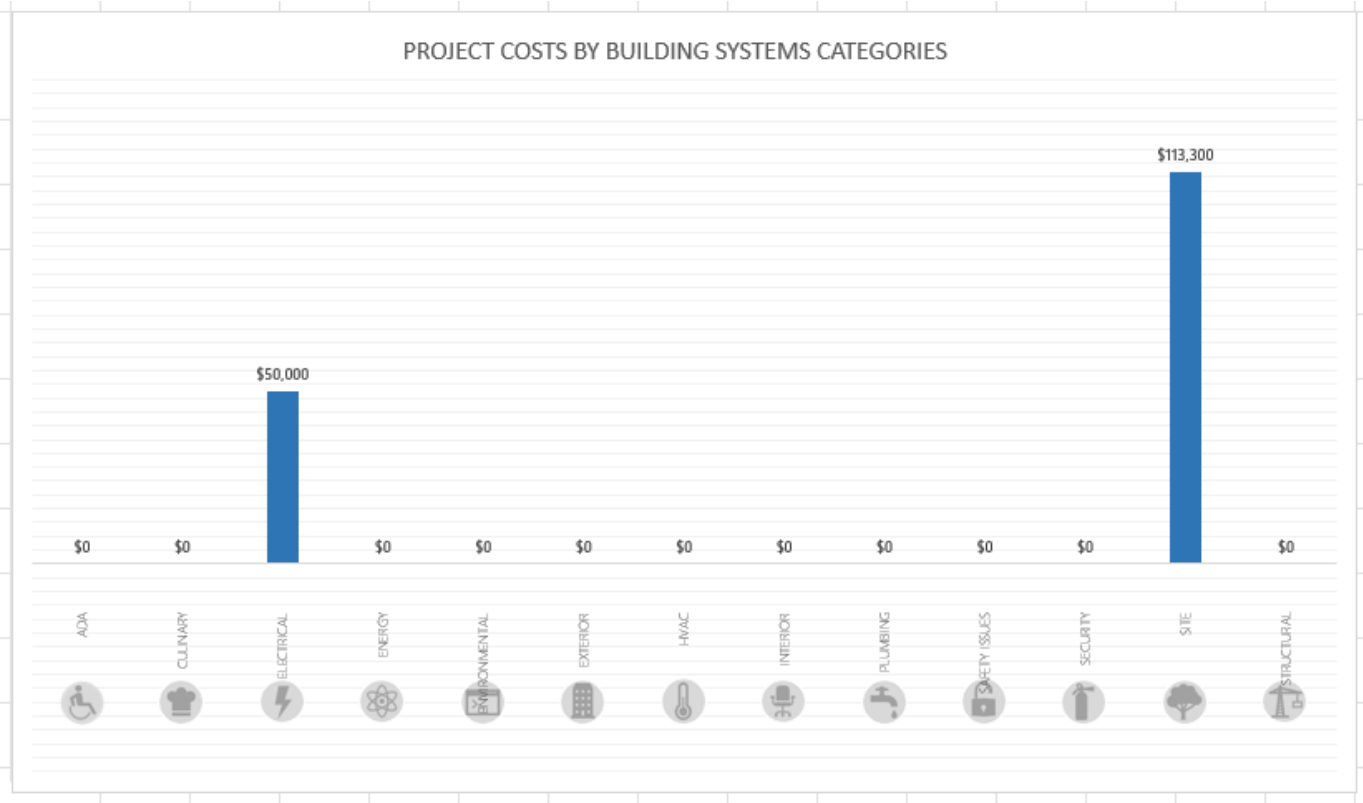
PRIORITY 3 – LONG TERM NEEDS

BLDG #	PROJECT #	STATUS	DESC	COST
-	-	-	-	-
				\$0.00
GRAND TOTAL				\$163,300.00

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.



CAPITAL COMPLEX MASTER PLAN

9861 – KINKEAD BLDG SITE **UNOCCUPIED**

FACILITY USAGE: SITE-GENERAL

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

STATISTICS



BUILT	1974
AGE	- yrs
ACQUIRED	-
HOW ACQUIRED	-
SQUARE FEET (SF)	-
FLOORS	-
BASEMENT?	-
LONGITUDE /LATITUDE	39.163535 / -119.763170
REPLACEMENT COST	-
COST PER SF	-
FACILITY CONDITION INDEX	-

The demolished Kinkead building location on the site has been converted to landscaping including trees, shrubs, turf and decomposed granite ground cover. The landscaped portion of the site is well maintained. The paved parking area is in need of maintenance and will be addressed in this report.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	4	\$163,300.00
-	-	-
TOTALS	4	\$163,300.00

9861 KINKEAD BLDG SITE

		PRIORITY	2 - Two to Four Years	
PROJECT #	9861ELE1 - ELECTRICAL	STATUS	4/18/2024	NEW

SITE LIGHTING UPGRADE


	QUANTITY	UNITS	TOTAL	SF COST
The site pole lighting fixtures are old damaged and the fixture glass is loosing transparency. A complete replacement of the fixtures is needed. This project recommends removal and replacement of the existing light fixtures with new LED fixtures using the existing wiring and controls.	20	EA	\$50,000.00	-



9861 KINKEAD BLDG SITE

		PRIORITY	2 - Two to Four Years	
PROJECT #	9861SIT1 - SITE ISSUES	STATUS	4/18/2024	NEW


PATCH, CRACK & SLURRY SEAL ASPHALT PAVING

	QUANTITY	UNITS	TOTAL	SF COST
The parking lot paving is substantially deteriorated with large cracks and areas of allegatoring. This project would provide for replacement of deteriorated paving, crack filling and sealing. Striping is included in this estimate.	1	PKG	\$85,800.00	-
				

9861 KINKEAD BLDG SITE

		PRIORITY	2 - Two to Four Years	
PROJECT #	9861SIT2 - SITE ISSUES	STATUS	4/18/2024	NEW


CONCRETE CURB REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The parking lot concrete curbing is damaged or missing in multiple locations. This project recommends replacing the damaged sections prior to sealing the parking lot.	0	PKG	\$ 7,500.00	-
				

9861 KINKEAD BLDG SITE

		PRIORITY	2 - Two to Four Years	
PROJECT #	9861SIT3 - SITE ISSUES	STATUS	4/18/2024	NEW

TREE AND SHRUB PRUNING / REMOVAL

	QUANTITY	UNITS	TOTAL	SF COST
There are several trees that are in need of pruning or removal to prevent damage to vehicles and parking lot from falling branches. This project would provide for the trimming and / or removal of the trees along the main office building, the storage building along the east side of the site and removal of the trees and shrubs along the fence line.	1	PKG	\$20,000.00	-
				

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



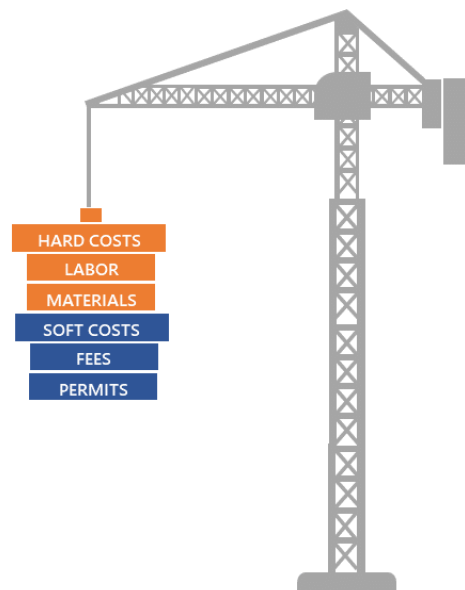
CURRENT CONSTRUCTION PROJECT COST ESTIMATES (Hard Costs)

Cost estimates are derived from:

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

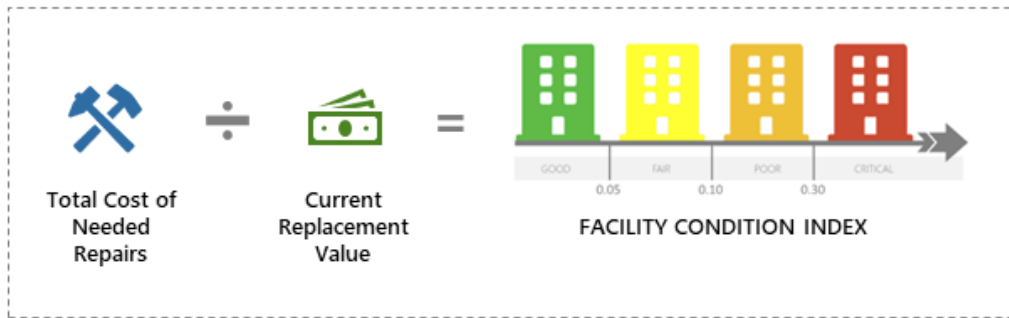
EXCLUDED – (Soft Costs)

- 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:

- 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	FIRST	LAST	TITLE	email
ADMIN	JACK	ROBB	DIRECTOR	jackrobb@admin.nv.gov
ADMIN	WILFRED	LEWIS	ADMINISTRATOR	wlewis@admin.nv.gov
ADMIN	BRIAN	WACKER	DEPUTY ADMINISTRATOR	bwacker@admin.nv.gov
ADMIN	BOB	RAGAR	CHIEF PLANNING	b.ragar@admin.nv.gov
ADMIN	MICHAEL	JOHNSON	FACILITY MANAGER	mljohnson@admin.nv.gov

CC'd: STATEWIDE CONTACTS

DEPT	DIV	TITLE
GFO	BUDGET	EXEC BR BGT OFF 1
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

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STATE PUBLIC WORKS DIVISION



515 E Musser St, Ste 2
Carson City, NV 89701

telephone: 775-684-4141

fax: 775.684-4142

Construction Project Coordinator III

KEN FORBES

kforbes@admin.nv.gov

telephone: 775-684-4108

cell: 775-315-5573

Construction Project Coordinator II

CAROL MYERS

c.myers@admin.nv.gov

telephone: 775.684-4149

cell: 775.690-5134

Administrative Assistant IV

YADHIRA PIMENTEL

ypimentel@admin.nv.gov

telephone: 775.684-4126

APPENDIX H – REVISION HISTORY

VERSION	DATE	AMMENDMENT
0	4/24/2024	Initial.