KINKEAD BUILDING
505 E. King Street, Carson City, NV

BUILDING NUMBER: 0201

FACILITY CONDITION ANALYSIS

Report Printed in 2003
The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Board 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 SPWB 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 Board 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 .60 or 60% 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.
<table>
<thead>
<tr>
<th>Site number: 9861</th>
<th>Facility Condition Needs Index Report</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Index #</strong></td>
<td><strong>Building Name</strong></td>
</tr>
<tr>
<td>0201</td>
<td>KINKEAD BUILDING</td>
</tr>
<tr>
<td>9861</td>
<td>KINKEAD BLDG SITE</td>
</tr>
</tbody>
</table>

**Report Totals:**
- Sq. Feet: 85,000
- Cost to Repair: P1: $50,000
- Cost to Repair: P2: $2,692,500
- Cost to Repair: P3: $4,250,000
- Total Cost to Repair: $6,992,500
- Cost to Replace: $25,500,000
- FCNI: 27%
### Table of Contents

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
<th>No Current Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>KINKEAD BLDG SITE</td>
<td>9861</td>
<td></td>
</tr>
<tr>
<td>KINKEAD BUILDING</td>
<td>0201</td>
<td></td>
</tr>
</tbody>
</table>
The Kinkead Building is a six story structure housing DETR, DOIT, Health and Human Resources offices, and the Nevada State Public Works Board.

There is no separate site report.

### PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
<th>$50,000</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Currently Critical</strong></td>
<td></td>
</tr>
<tr>
<td>CAFETERIA HOOD AND EXTINGUISHING SYSTEM</td>
<td>Construction Cost</td>
<td>$40,000</td>
</tr>
<tr>
<td>This building includes a cafeteria, which provides hot meals, snacks and beverages. The cafeteria equipment includes ovens, a toaster and a steam table. There is no hood system.</td>
<td>Project Index #:</td>
<td>0201SFT1</td>
</tr>
<tr>
<td>This project recommends installing a commercial exhaust hood and extinguishing system.</td>
<td>Construction Cost</td>
<td>$40,000</td>
</tr>
<tr>
<td>INSTALL EMERGENCY EGRESS LIGHTING</td>
<td>Construction Cost</td>
<td>$8,000</td>
</tr>
<tr>
<td>There are older emergency egress lighting on several floors in this building. These units have a finite lifespan, and this project recommends their replacement with new egress lights on the main exit routes and in restrooms as needed.</td>
<td>Project Index #:</td>
<td>0201SFT2</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$8,000</td>
<td></td>
</tr>
<tr>
<td>REPAIR PENTHOUSE FLOOR DRAINS</td>
<td>Construction Cost</td>
<td>$2,000</td>
</tr>
<tr>
<td>The floor drains in the penthouse are inoperative. These drains are a critical component to minimize flooding in the event of problems with the cooling tower and other water-dependent equipment.</td>
<td>Project Index #:</td>
<td>0201PLM2</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$2,000</td>
<td></td>
</tr>
</tbody>
</table>

### PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
<th>$2,692,500</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Necessary - Not Yet Critical</strong></td>
<td></td>
</tr>
<tr>
<td>CAFETERIA T-BAR CEILING REPLACEMENT</td>
<td>Construction Cost</td>
<td>$7,500</td>
</tr>
<tr>
<td>The suspended ceiling is in average condition, but a number of the tiles are damaged, not properly installed or not washable.</td>
<td>Project Index #:</td>
<td>0201INT4</td>
</tr>
<tr>
<td>This project recommends replacing the cafeteria t-bar system and ceiling tiles.</td>
<td>Construction Cost</td>
<td>$7,500</td>
</tr>
<tr>
<td>FM 200 SUPPRESSION SYSTEM - VITAL STATISTICS STORAGE</td>
<td>Construction Cost</td>
<td>$20,000</td>
</tr>
<tr>
<td>The building has a Halon extinguishing system for the Vital Statistics records room on the first floor. The EPA banned manufacture of Halon in 1998, and this project addresses the replacement of the system.</td>
<td>Project Index #:</td>
<td>0201SFT3</td>
</tr>
<tr>
<td>A water-based fire suppression system is not recommended for this location due to building contents. This project will provide for the design and installation of an FM 200 or equivalent system. The remaining stock of Halon is in short supply, and sale of existing capacity may help offset the project costs.</td>
<td>Construction Cost</td>
<td>$20,000</td>
</tr>
<tr>
<td>The project costs are developed from RS Means, based on an average interior height of 12 feet.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition.

Project Index #: 0201EXT1
Construction Cost $298,000

FIRE ALARM SYSTEM UPGRADE

This building is equipped throughout with an automatic fire detection and alarm system, but the system is antiquated. It is recommended that the system be upgraded. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements.

Project Index #: 0201SFT4
Construction Cost $128,000

HVAC CONTROLS UPGRADE

The HVAC system controls are older and not efficient.

This project recommends the installation of Energy Management System controls in the building. The system should be rebalanced for maximum efficiency.

Additional funds are included to replace the water-cooled supplemental HVAC units in the computer rooms on the 4th and 5th floor.

Project Index #: 0201HVA1
Construction Cost $450,000

MAJOR ELECTRICAL UPGRADE

This building was constructed before the high demand for new types of electrical devices were needed. As time progressed, the buildings' electrical demand has changed, and is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. The system should be upgraded to meet the evolving needs of the building.

The price has been adjusted to reflect that the transformer and disconnects do not require replacement.

Project Index #: 0201ELE1
Construction Cost $1,700,000

REPLACE DOOR LOCKS

The door locks receive high usage and are beginning to fail on a regular basis. This project recommends replacing the key-controlled door locks and keying to a master lock system.

Project Index #: 0201SEC1
Construction Cost $36,000

REPLACE GENERATOR DAY TANK

The 25 gallon fuel tank appears to be original to the emergency generator.

This project recommends replacing the tank with a 75 gallon model, to provide additional capacity in the event of a power interruption to the building.

Project Index #: 0201PLM1
Construction Cost $3,000

RESEAL ASPHALT PARKING

The paving is in average condition. It is recommended the parking area and be fog sealed and re-striped to extend the life of the asphalt.

Project Index #: 0201SIT1
Construction Cost $50,000
LONG-TERM NEEDS

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement projects related to maintenance. The high cost estimate ($50.00/s.f.) anticipates the replacement of the building boilers, chillers and other HVAC components.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weatherproofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

This project also accounts for scheduled replacement of flooring, water heaters, and the like.

BUILDING INFORMATION:

Gross Area (square feet): 85,000
Year Constructed: 1974
Exterior Finish 1: 60 # Precast Concrete
Exterior Finish 2: 40 # Glass and Aluminum
Number of Levels (Floors): 6 Basement? No
IBC Occupancy Type 1: 100 # B
IBC Occupancy Type 2: #
Construction Type: Precast concrete
IBC Construction Type: II-FR
Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $50,000 Project Construction Cost per Square Foot: $82.26
Priority Class 2: $2,692,500 Total Facility Replacement Construction Cost: $25,500,000
Priority Class 3: $4,250,000 Facility Replacement Cost per Square Foot: $300
Grand Total: $6,992,500 FCNI: 27%

Total Construction Cost for Priority 3 Projects: $4,250,000

Priority Class 3 PROJECTS
Long-Term Needs Four to Ten Years

Project Index #: 0201LGT1
Construction Cost $4,250,000
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 data.

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).

At the time this report was written, there were active CIPs to upgrade data system and wiring, and ceiling tile replacement and restroom remodels. The estimated cost for these CIPs, 99-M26, and 01-M44, are $206,000 and $260,000, respectively.

There is

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

REPORT DEVELOPMENT:

<table>
<thead>
<tr>
<th>State Public Works Board</th>
<th>515 E. Musser Street, Suite 102</th>
<th>(775) 684-4141 voice</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facilities Condition Analysis</td>
<td>Carson City, Nevada 89701-4263</td>
<td>(775) 684-4142 facsimile</td>
</tr>
</tbody>
</table>
Buildings & Grounds Division/Kinkead Building - Building #0201
Description: The exterior of the building.
Buildings & Grounds Division/Kinkead Building - Building #0201
Description: The exterior of the building.

Buildings & Grounds Division/Kinkead Building - Building #0201
Description: View of parking area.
Buildings & Grounds Division/Kinkead Building - Building #0201
Description: View of one entrance to the building.

Buildings & Grounds Division/Kinkead Building - Building #0201
Description: View of the second entrance to the building.
Buildings & Grounds Division/Kinkead Building - Building #0201

Description: View of the Café located on the first floor of the building.

Description: Sagging ceiling in the Café.
Buildings & Grounds Division/Kinkead Building - Building #0201
Description: Electrical room for the first floor.

Buildings & Grounds Division/Kinkead Building - Building #0201
Description: Sagging ceiling in an office on the first floor.
Buildings & Grounds Division/Kinkead Building - Building #0201

Description: Typical office area throughout the first floor.

Buildings & Grounds Division/Kinkead Building - Building #0201

Description: Typical view of an electrical room in each floor.
Buildings & Grounds Division/Kinkead Building - Building #0201

Description: Typical view of hallways throughout the building.

Buildings & Grounds Division/Kinkead Building - Building #0201

Description: Typical office space throughout the building.
Buildings & Grounds Division/Kinkead Building - Building #0201
Description: Main hallway on the sixth floor.

Buildings & Grounds Division/Kinkead Building - Building #0201
Description: Office space on the sixth floor.
Buildings & Grounds Division/Kinkead Building - Building #0201
Description: Typical view of the roof.

Buildings & Grounds Division/Kinkead Building - Building #0201
Description: Equipment on the roof.
Buildings & Grounds Division/Kinkead Building - Building #0201
Description: Mechanical room located on the roof.
Buildings & Grounds Division/Kinkead Building - Building #0201
Description: View of second floor office.

Buildings & Grounds Division/Kinkead Building - Building #0201
Description: View of ceiling failure, second floor office.
Buildings & Grounds Division/Kinkead Building - Building #0201
Description: Uneven floor, second floor office.

Buildings & Grounds Division/Kinkead Building - Building #0201
Description: Broken wall sections of concrete from second floor office.