

State of Nevada  
Department of Tourism & Cultural Affairs  
Division of Museums & History

# NEVADA STATE MUSEUM

600 North Carson Street  
Carson City, Nevada 89701

**Site Number: 9907**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report distributed in December 2021

State of Nevada  
Department of Tourism & Cultural Affairs  
Division of Museums & History

The Facility Condition Analysis Program was created under the authority found in NRS 341.128. 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: 9907

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
2027	NEVADA STATE MUSEUM - NORTH ANNEX 706 N. Carson Street Carson City	8500	1955	2/26/2021	\$10,500	\$405,700	\$321,200	\$737,400	\$2,975,000	25%
0205	NEVADA STATE MUSEUM 600 N. Carson Street Carson City	45763	1871	2/26/2021	\$50,000	\$1,761,500	\$709,400	\$2,520,900	\$27,457,800	9%
2944	DEMA GUINN CONCOURSE 600 N. Carson Street Carson City	3949	2008	2/26/2021	\$0	\$47,400	\$78,200	\$125,600	\$1,777,050	7%
9907	NEVADA STATE MUSEUM COMPLEX - CC SITE 600 N. Carson Street Carson City		1871	2/26/2021	\$0	\$14,100	\$0	\$14,100		0%
Report Totals.....:		58,212			\$60,500	\$2,228,700	\$1,108,800	\$3,398,000	\$32,209,850	11%

## Acronyms List

Acronym	Definition
<i>Building Codes, Laws, Regulations and Guidelines</i>	
AHJ	Authority Having Jurisdiction
AWWA	American Water Works Association
HVAC	Heating, Ventilating & Air Conditioning
IBC	International Building Code
ICC	International Code Council
IEBC	International Existing Building Code
IECC	International Energy Conservation Code
IFC	International Fire Code
IFGC	International Fuel Gas Code
IRC	International Residential Code
NFPA	National Fire Protection Association
NEC	National Electrical Code
OSHA	Occupational Safety and Health Administration
SAD	Standards for Accessible Design
SMACNA	Sheet Metal and Air Conditioning Contractors National Association
UMC	Uniform Mechanical Code
UPC	Uniform Plumbing Code
<i>State of Nevada</i>	
CIP	Capital Improvement Project
FCA	Facility Condition Analysis
FCNI	Facility Condition Needs Index
FRC	Facility Replacement Cost
NAC	Nevada Administrative Code
NDEP	Nevada Department of Environmental Protection
NRS	Nevada Revised Statutes
SFM	State Fire Marshal
SHPO	State Historic Preservation Office
SPWD	State Public Works Division
<i>Miscellaneous</i>	
DDC	Direct Digital Controls
FRP	Fiberglass Reinforced Plastic
GFCI	Ground Fault Circuit Interrupter
LED	Light Emitting Diode
PRV	Pressure Regulating Valve
TDD	Telecommunications Device for the Deaf
VCT	Vinyl Composite Tile

This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.

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Building Name	Index #
NEVADA STATE MUSEUM COMPLEX - CC SITE	9907
DEMA GUINN CONCOURSE	2944
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NEVADA STATE MUSEUM	0205

## NEVADA STATE MUSEUM COMPLEX - CC SITE

SPWD Facility Condition Analysis - 9907

Survey Date: 2/26/2021

## NEVADA STATE MUSEUM COMPLEX - CC SITE

## BUILDING REPORT

The site consists of the old Mint Building (1871), the Guild Wing (1958), the Calhoun Wing (1971), the North Annex (old bank building built in 1955 and acquired in 1997) and the Dema Guinn Concourse (2008). The site is in excellent shape with manicured lawns, landscaping, several historical markers and parking including ADA accessible parking spaces. The site is served by city water and sewer service as well as natural gas and electrical service.

## PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$14,100

Necessary - Not Yet Critical

Two to Four Years

## CRACK FILL / SEAL ASPHALT PAVING

Project Index #: 9907SIT4

Construction Cost \$14,100

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads and parking areas. Striping is included in this estimate. This project should be scheduled in the next 3 - 4 years and on a 5 - 7 year cyclical basis to maintain the integrity of the paving and prevent premature failure.

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$14,100
Priority Class 3:	\$0
Grand Total:	\$14,100

**DEMA GUINN CONCOURSE**

SPWD Facility Condition Analysis - 2944

Survey Date: 2/26/2021

## DEMA GUINN CONCOURSE BUILDING REPORT

The Dema Guinn Concourse is a steel and glass structure with a single-ply roofing membrane on a concrete foundation. The roofing was installed in 2009 with a 15 year warranty. It connects the north annex with the main museum and was primarily designed to provide ADA accessibility to the museum and the north annex. The HVAC unit is mounted on the roof of the north annex and provides heating and cooling to the concourse. It also has a fire alarm and sprinkler system.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$47,400****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2944EXT1****INTERIOR / EXTERIOR FINISHES / GLAZING MAINTENANCE****Construction Cost \$47,400**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior and interior of the building excluding the roof. Included in the cost are painting of the exposed steel structure, caulking of the glazing panels and annual cleaning of the glazing panels inside and out. It is recommended that these items be assessed on an annual basis and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$78,200****Long-Term Needs****Four to Ten Years****Project Index #: 2944EXT2****ROOF REPLACEMENT****Construction Cost \$78,200**

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 years. The roof warranty expires at the end of the same time frame. 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 2009. It is recommended that this building be re-roofed in the next 10 years to be consistent with the roofing program and the end of the warranty period.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 3,949	<b>IBC Occupancy Type 1:</b> 100 % A-3
<b>Year Constructed:</b> 2008	<b>IBC Occupancy Type 2:</b> 0 %
<b>Exterior Finish 1:</b> 90 % Glazing	<b>Construction Type:</b> Glass & Steel
<b>Exterior Finish 2:</b> 10 % Painted Steel	<b>IBC Construction Type:</b> II-B
<b>Number of Levels (Floors):</b> 1      Basement? No	<b>Percent Fire Suppressed:</b> 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$0	<b>Project Construction Cost per Square Foot:</b> \$31.81
<b>Priority Class 2:</b> \$47,400	<b>Total Facility Replacement Construction Cost:</b> \$1,777,000
<b>Priority Class 3:</b> \$78,200	<b>Facility Replacement Cost per Square Foot:</b> \$450
<b>Grand Total:</b> \$125,600	<b>FCNI:</b> 7%

## NEVADA STATE MUSEUM - NORTH ANNEX BUILDING REPORT

The former First Interstate Bank (FIB) building was acquired by the State in a purchase from the Paugh family in 1997. The building was remodeled in 2000 for use by the Nevada State Museum. The building currently houses a 2-story museum exhibit space, a retail store, and offices for museum personnel. There are ADA accessible restrooms on the lower level and it has a fire sprinkler / protection system. This building now connects to the Dema Guinn Concourse gallery area and leads to the main museum. The upper level contains office and storage space and has not been remodeled.

The building is a poured in place concrete and steel framed structure with a single-ply roofing system on a concrete foundation. The current roofing system was installed in 2004. The building is protected by fire alarm and fire suppression systems. The HVAC systems appear original to the 2000 renovation.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$10,500**  
**Currently Critical** **Immediate to Two Years**

### ADA ACCESSIBLE COUNTERTOP REPLACEMENT

**Project Index #: 2027ADA3**  
**Construction Cost \$10,000**

The plastic laminate base cabinet, countertop and sink in the docent lounge does not meet the ADA requirements. It is currently 36" above the finish floor and is not accessible. This room is used by a variety of people and should have barrier free access to the room and its amenities. This project addresses removal and replacement of the plastic laminate base cabinet, countertop and sink to bring them into compliance with the NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the ADA Standards For Accessible Design which were used for reference on this project. The project includes the removal of the of the base cabinet, countertop and sink, and installation of a new plastic laminate cabinet system and sink. The cabinet should be sized accordingly to provide 18" of clearance between the cabinet and the exit door pull handle. Minor gypsum board repair and painting is included in this estimate. This project or a portion there of was previously recommended in the FCA report dated 6/6/2006 and 2/11/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/26/2021.

### GFCI OUTLET INSTALLATION

**Project Index #: 2027ELE2**  
**Construction Cost \$500**

The existing receptacles in the bathrooms appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles or breakers protecting those receptacles.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$405,700**  
**Necessary - Not Yet Critical** **Two to Four Years**

### CARPET REPLACEMENT

**Project Index #: 2027INT2**  
**Construction Cost \$52,800**

The interior carpet floor covering on the lower level and upper level is showing signs of wear. Several areas are worn, tears are evident, and it has reached the end of its expected life. This project would replace the existing broad loom carpet with carpet tile. Carpet tile would allow for future replacement of only those sections of carpet that are worn or damaged without the need to remove the entire carpet.

This project or a portion there of was previously recommended in the FCA report dated 04/30/2004, 6/6/2006 and 2/11/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/26/2021.



## **REMODEL UPPER LEVEL RESTROOMS**

**Project Index #: 2027INT5**  
**Construction Cost \$100,000**

The existing upper level Men's and Women's restrooms are showing their age and are in need of an upgrade. They are not ADA compliant. This project would provide for architectural changes for accessible design, new fixtures and finishes to be installed including toilets, sinks faucets, toilet partitions, countertops and signage. It is recommended that the existing tile be removed and replaced with new floor and wall tile. Removal and disposal of the existing fixtures is included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 2/11/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/26/2021.

## **REPLACE HVAC SYSTEM**

**Project Index #: 2027HVA2**  
**Construction Cost \$247,400**

The existing roof mounted HVAC unit was installed in 1999 and will be reaching the end of its expected life within the next 3 - 4 years. This project would provide for new roof mounted packaged HVAC units, new Temperature Control System (TCS) and include all required connections to existing utilities and ducting. This scope includes replacement of the HVAC unit conditioning the Annex. Removal and disposal of the existing unit is included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 04/30/2004 and 06/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/26/2021.

## **REPLACE RESTROOM FLOORING**

**Project Index #: 2027INT0**  
**Construction Cost \$5,500**

The existing flooring in the lower level ADA accessible restrooms is vinyl composition tile (VCT). This creates a potential unsanitary condition and increases maintenance and also is showing signs of wear. This project would provide for removal of the existing VCT and installation of a slip resistant sheet vinyl.

This project or a portion there of was previously recommended in the FCA report dated 6/6/2006 and 2/11/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/26/2021.

## **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$321,200**

### **Long-Term Needs**

### **Four to Ten Years**

## **EXTERIOR FINISHES**

**Project Index #: 2027EXT1**  
**Construction Cost \$68,000**

The exterior finishes were in fair 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 sanding, priming and painting, cleaning and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and painted in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

## **INTERIOR FINISHES**

**Project Index #: 2027INT3**  
**Construction Cost \$85,000**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 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.

## **ROOF REPLACEMENT**

**Project Index #: 2027EXT4**  
**Construction Cost \$168,200**

The roof on this building was in fair at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of a 15 year time period for this installation. The current roofing system was installed in 2004. It is recommended that this building be scheduled for re-roofing in the next 10 years to be consistent with the newer roofing program and the end of the warranty period.

**BUILDING INFORMATION:**

Gross Area (square feet):	8,500	IBC Occupancy Type 1:	100 % B
Year Constructed:	1955	IBC Occupancy Type 2:	%
Exterior Finish 1:	85 % Painted Concrete Pan	Construction Type:	Precast concrete and steel
Exterior Finish 2:	15 % Painted Stucco / EIFS	IBC Construction Type:	II-B
Number of Levels (Floors):	2	Percent Fire Supressed:	100 %
	Basement?	No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$10,500	Project Construction Cost per Square Foot:	\$86.75
Priority Class 2:	\$405,700	Total Facility Replacement Construction Cost:	\$2,975,000
Priority Class 3:	\$321,200	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$737,400	FCNI:	25%

## NEVADA STATE MUSEUM

SPWD Facility Condition Analysis - 0205

Survey Date: 2/26/2021

## NEVADA STATE MUSEUM BUILDING REPORT

The Nevada State Museum is composed of three wings, constructed at three different times. The main building is the 1871-era US Mint Building. No longer used to coin money, the Mint Building is a two-story sandstone, masonry structure with arched windows, a colonnaded entry porch, and a basement. The Guild Wing Addition, constructed in 1958, and the J.W. Calhoun Addition, built in 1971, are both poured-in-place concrete two-story structures built against the west facade of the Mint Building. The additions contain artifact displays and office spaces. Both additions contain basements.

The Mint Building has an asphalt shingle hip roof and the additions have single ply roof membranes. The asphalt shingle roof was installed in 2005 with a 50 year warranty. The single ply systems were installed in 2017 with a 20 year warranty. The majority of the Museum HVAC system is a 4 pipe system with an air-cooled chiller (replaced in 2018) on the roof and boilers (replaced 2018) in the addition basement. There are 7 small roof top units (RTU's) on the Calhoun Addition roof replaced in 2008. The Mint and Additions are protected by fire alarm and fire suppression systems.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$50,000****Currently Critical****Immediate to Two Years****ARC FLASH and ELECTRICAL COORDINATION STUDY****Project Index #: 0205ELE5****Construction Cost \$50,000**

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$1,761,500****Necessary - Not Yet Critical****Two to Four Years****GENERATOR REPLACEMENT****Project Index #: 0205ELE6****Construction Cost \$435,000**

There is a diesel-fired generator on site is approaching 40 years old and has reached the end of its expected life. The generator provides emergency backup power for the Museum complex. It is recommended that a new 50 kW diesel-fired generator be installed. This estimate includes removal of the existing generator

**HVAC AIR DISTRIBUTION EQUIPMENT UPGRADE****Project Index #: 0205HVA4****Construction Cost \$755,000**

The central plant portion of the HVAC system was replaced in 2018. However all air handling equipment was not replaced and has reached the end of its useful life. The temperature control system (TCS) is also old and only the interface at the boilers and chillers were upgraded in 2018. This project will replace 33 fan coil units, piping and upgrade the TCS system. Removal and replacement of the existing equipment is included in this estimate.

**JANITOR CLOSET FRP INSTALLATION****Project Index #: 0205INT7****Construction Cost \$3,600**

There are three janitor closets with floor sinks with a gypsum board surround that is damaged by moisture. This project would provide for the installation of a fiberglass reinforced panel (FRP) on the walls adjacent to the floor / mop sinks. This project or a portion thereof was previously recommended in the FCA report dated 02/11/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/26/2021.

## **REMODEL UPPER LEVEL & BASEMENT RESTROOMS**

**Project Index #: 0205INT8**

**Construction Cost \$60,000**

The existing Men's and Women's restrooms are in need of remodeling due to age and use. This project would provide for the remodeling of two Men's and two Women's restrooms in the basement and upper level including but not limited to new plumbing fixtures partitions, accessories, flooring and painting. If space permits, ADA accessible elements should be incorporated into the design as much as feasible but the main level of the museum does have ADA accessible Men's and Women's restrooms for the public and employees. It is recommended that ADA directional signage be installed to provide location details to ADA accessible restrooms.

This project or a portion thereof was previously recommended in the FCA report dated 02/11/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/26/2021.

## **REPLACE CARPET TILES**

**Project Index #: 0205INT6**

**Construction Cost \$31,700**

The existing carpet tiles on the upper level are worn and are in need of replacement. This project would provide for the installation of new commercial grade carpet tiles at the upper level of the museum. Removal and disposal of the existing carpet is included in this estimate. A total of 3,000 square feet was used for this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 02/11/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/26/2021.

## **SECURITY SYSTEM INSTALLATION**

**Project Index #: 0205SEC4**

**Construction Cost \$302,000**

The existing video security system is outdated and some of the cameras do not function consistently. This project addresses replacement of the cameras, wiring and controls in the building with all digital equipment including sufficient storage capacity.

## **TRACK LIGHTING UPGRADE**

**Project Index #: 0205ELE4**

**Construction Cost \$174,200**

The existing track lighting is approximately 20-years old, is a fire hazard due to electrical arcing and parts are no longer available. This project will replace museum display track lighting systems in all areas of the Nevada State Museum.

## **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$709,400**

### **Long-Term Needs**

### **Four to Ten Years**

## **EXTERIOR FINISHES**

**Project Index #: 0205EXT2**

**Construction Cost \$354,700**

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 sanding, priming and painting, cleaning and pointing the sandstone masonry as needed and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and sealed in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

## **INTERIOR FINISHES**

**Project Index #: 0205INT5**

**Construction Cost \$354,700**

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

**BUILDING INFORMATION:**

Gross Area (square feet): 45,763	IBC Occupancy Type 1: 75 % A-3
Year Constructed: 1871	IBC Occupancy Type 2: 25 % B
Exterior Finish 1: 50 % Stone Masonry	Construction Type: Stone Masonry, Concrete & Steel
Exterior Finish 2: 50 % Precast Concrete	IBC Construction Type: II-B
Number of Levels (Floors): 2 Basement? Yes	Percent Fire Supressed: 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1: \$50,000	Project Construction Cost per Square Foot: \$55.09
Priority Class 2: \$1,761,500	Total Facility Replacement Construction Cost: \$27,458,000
Priority Class 3: \$709,400	Facility Replacement Cost per Square Foot: \$600
Grand Total: \$2,520,900	FCNI: 9%

**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 341.128 by the State Public Works Division and should be utilized as a planning level document.

**REPORT DEVELOPMENT:**

State Public Works Division	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



Nevada State Museum Site – FCA Site #9907  
Description: View of ADA Site Parking.



Nevada State Museum – FCA Building #0205  
Description: View of Mint Building & Guild Addition.





Nevada State Museum – FCA Building #0205  
Description: Electrical Generator Replacement Needed.



Nevada State Museum – FCA Building #0205  
Description: HVAC Air Distribution Equipment Replacement Needed.



Nevada State Museum – FCA Building #0205  
Description: Restroom Remodels 2<sup>nd</sup> Floor & Basement Needed.



Nevada State Museum – FCA Building #0205  
Description: Restroom Remodels 2<sup>nd</sup> Floor & Basement Needed.





Nevada State Museum – North Annex – FCA Building #2027  
Description: Exterior of the Building.



Nevada State Museum – North Annex – FCA Building #2027  
Description: GFCI Outlet Protection Needed.



Nevada State Museum – North Annex – FCA Building #2027  
Description: Remodel Upper Level Restroom (26" Non-Accessible Width).



Nevada State Museum – North Annex – FCA Building #2027  
Description: Restroom Flooring Replacement Needed.





Dema Guinn Concourse – FCA Building #2944  
Description: Exterior of the Concourse.



Dema Guinn Concourse – FCA Building #2944  
Description: Interior of the Concourse.