RENO NHP HEADQUARTERS SITE

357 Hammill Lane
Reno, Nevada 89511

Site Number: 9923
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS

Report distributed in November 2021
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.
<table>
<thead>
<tr>
<th>Index #</th>
<th>Building Name</th>
<th>Sq. Feet</th>
<th>Yr. Built</th>
<th>Survey Date</th>
<th>Cost to Repair: P1</th>
<th>Cost to Repair: P2</th>
<th>Cost to Repair: P3</th>
<th>Total Cost to Repair</th>
<th>Cost to Replace</th>
<th>FCNI</th>
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**State of Nevada**

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Definition</th>
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<tbody>
<tr>
<td>CIP</td>
<td>Capital Improvement Project</td>
</tr>
<tr>
<td>FCA</td>
<td>Facility Condition Analysis</td>
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<tr>
<td>FCNI</td>
<td>Facility Condition Needs Index</td>
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<td>FRC</td>
<td>Facility Replacement Cost</td>
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<td>NAC</td>
<td>Nevada Administrative Code</td>
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<td>Nevada Department of Environmental Protection</td>
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<td>NRS</td>
<td>Nevada Revised Statutes</td>
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<td>SHPO</td>
<td>State Historic Preservation Office</td>
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<td>SPWD</td>
<td>State Public Works Division</td>
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**Miscellaneous**

<table>
<thead>
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<th>Acronym</th>
<th>Definition</th>
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<tr>
<td>DDC</td>
<td>Direct Digital Controls</td>
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<tr>
<td>FRP</td>
<td>Fiberglass Reinforced Plastic</td>
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<td>GFCI</td>
<td>Ground Fault Circuit Interrupter</td>
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<td>LED</td>
<td>Light Emitting Diode</td>
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<td>PRV</td>
<td>Pressure Regulating Valve</td>
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<td>TDD</td>
<td>Telecommunications Device for the Deaf</td>
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<tr>
<td>VCT</td>
<td>Vinyl Composite Tile</td>
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</tbody>
</table>

This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.
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<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
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<tbody>
<tr>
<td>RENO NHP HQ SITE</td>
<td>9923</td>
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<tr>
<td>REGIONAL HQ GARAGE/SHOP</td>
<td>1682</td>
</tr>
<tr>
<td>NHP REGIONAL HEADQUARTERS</td>
<td>0056</td>
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</tbody>
</table>
The Reno NHP site is located in the southwest part of Reno and has two structures, the main headquarters and a maintenance shop and communications building. There is a paved public parking with ADA compliant parking spaces and route of travel to the public entrance. However, there is no route of travel to the public way. There is a large employee parking area which is used for NHP vehicles. The site is fully landscaped and is served by city water with backflow prevention, natural gas, electrical power and city sewer. The site is well maintained.

**ADA ACCESSIBLE PATH OF TRAVEL**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A path of travel from the public street to the accessible public entrance of the building is necessary to comply with ADA accessibility requirements. This project would provide for a concrete walkway from the existing sidewalk to the building. This will require regrading, placement of P.C. concrete, installing a ramp with compliant handrails, signage, striping and any other necessary upgrades. The 2018 IBC, ICC/ANSI A117.1 and the most current version of the Americans With Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/19/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

**GATE OPERATOR REPLACEMENT**

The site has a perimeter fence with two automatic vehicle access gates off of Hammill Lane and Kietzke Lane. The gate operators are malfunctioning, have been problematic, and have difficulty opening and closing the gates. This project recommends replacing the two gate operators with high quality operators that can handle heavy traffic as well as servicing the gates and related hardware to ensure prolonged operation. The gate operators will be required to meet UL Standard 325, per NRS 405.270.

This project or a portion thereof was previously recommended in the FCA report dated 05/19/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

**PATCH, CRACK & SLURRY SEAL ASPHALT PAVING**

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, parking areas and driving test 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.

**GENERATOR REPLACEMENT**

The existing diesel generator was installed in 1994 and appears to be original to the building. It is reaching the end of its expected life and should be planned for replacement. This project would provide for a new diesel powered 200 KW generator, transfer switch and include all required connections to utility systems.
PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $65,000
Priority Class 2: $125,000
Priority Class 3: $800,000
Grand Total: $990,000
REGIONAL HQ GARAGE/SHOP
BUILDING REPORT

The Garage/Shop is a concrete and brick masonry structure with a single-ply roofing system on a concrete foundation. The roofing was replaced in 2009 with a 15 year warranty and is in good condition. It has several bays which provide space for equipment repairs, storage, office space and a small unisex restroom which is not fully ADA compliant. It has 8 gas fired heating units and evaporative cooling, fire sprinklers and a fire alarm system and detection system. The facility is in good condition.

<table>
<thead>
<tr>
<th>PRIORITY CLASS 1 PROJECTS</th>
<th>Total Construction Cost for Priority 1 Projects: $17,500</th>
</tr>
</thead>
<tbody>
<tr>
<td>Currently Critical</td>
<td>Immediate to Two Years</td>
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</table>

### ADA RESTROOM REMODEL
The existing accessible restroom does not fully meet the Americans with Disabilities Act (ADA) requirements. This project would provide for minor modifications to the existing restroom including flush handle relocation, sink and fixture modifications and accessory mounted location modifications. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/19/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

| Project Index #: 1682ADA2 | Construction Cost $6,500 |

### ADA SIGNAGE
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 - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/19/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

| Project Index #: 1682ADA1 | Construction Cost $1,000 |

### ARC FLASH and ELECTRICAL COORDINATION STUDY
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.

| Project Index #: 1682ELE1 | Construction Cost $10,000 |
PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $66,200

Necessary - Not Yet Critical Two to Four Years

Project Index #: 1682HVA1
Construction Cost $65,000

VEHICLE EXHAUST EXTRACTION SYSTEM

The vehicle maintenance garages have no exhaust extraction system to remove toxic exhaust fumes. In enclosed areas where motor vehicles operate, mechanical ventilation shall be provided per the 2018 IBC 406.6.3 and UMC 502.14. This project would provide for the purchase and installation of a vehicle exhaust extraction system in two garage bays including, hoses, automatic shut off, electrical connections and roof mounted exhaust fans and equipment as provided and / or required by the manufacturer.

This project or a portion thereof was previously recommended in the FCA report dated 05/19/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

Project Index #: 1682PLM1
Construction Cost $1,200

WATER HEATER REPLACEMENT

There is a 15 gallon electric water heater in the building. 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 2 - 3 years. It is recommended that a new electric 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 05/19/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $126,400

Long-Term Needs Four to Ten Years

Project Index #: 1682EXT2
Construction Cost $24,500

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 and brick masonry units 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.

Project Index #: 1682INT1
Construction Cost $4,900

INTERIOR FINISHES

The interior finishes are in fair condition. The walls and ceilings are mostly unfinished concrete and brick masonry, but some rooms are finished with painted gypsum board. It is recommended that the finished 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.

Project Index #: 1682EXT3
Construction Cost $97,000

ROOF REPLACEMENT

The roof on this building was installed in 2009 and was in good condition at the time of the survey. However the 15 year warranty expires in 2024 and should be planned for replacement. The statewide roofing program has set the useful life of an average roof at 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. It is recommended that this building be re-roofed in the next 10 years.
BUILDING INFORMATION:

Gross Area (square feet): 4,900  
Year Constructed: 1994  
Exterior Finish 1: 80 %  
Exterior Finish 2: 20 %  
Number of Levels (Floors): 1  
Basement?: No  
Percent Fire Suppressed: 100 %  

IBC Occupancy Type 1: 100 % S-1  
Construction Type: Concrete Masonry & Steel  
IBC Construction Type: II-A

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $17,500  
Priority Class 2: $66,200  
Priority Class 3: $126,400  
Grand Total: $210,100  

Project Construction Cost per Square Foot: $42.88  
Total Facility Replacement Construction Cost: $1,715,000  
Facility Replacement Cost per Square Foot: $350  
FCNI: 12%
The NHP Regional Headquarters is a concrete and brick masonry structure with a single-ply roofing system on a concrete foundation. The roofing was replaced in 2009 with a 15 year warranty and is in good condition. It serves as the northern region headquarters and provides office space for administrative needs, conference and training areas, ADA compliant restrooms, locker rooms, report writing areas and mechanical and storage space. The facility has a fire alarm system, sprinklers and the HVAC system consists of two boilers, an air-cooled chiller and heat pumps scattered throughout the office area. The boilers and chiller were replaced in 2018. The lights in the building have been upgraded to energy efficient fluorescent units with occupancy sensors. The facility is well maintained.

Priorities:

Priorities Class 1 Projects: Total Construction Cost for Priority 1 Projects: $45,000

Currently Critical Immediate to Two Years

ADA Shower Upgrade

The Men's and Women's restrooms each contain at least one shower. The existing showers are not ADA accessible. This project would provide for an ADA compliant shower for each restroom including access, compliant plumbing fixtures and shower seats. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA report dated 05/19/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

Project Index #: 0056ADA5
Construction Cost $30,000

Arc Flash and Electrical Coordination Study

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.

Project Index #: 0056ELE1
Construction Cost $10,000

Dual Level Drinking Fountain Installation

This building contains a water fountain. The 2018 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/low ADA drinking fountain. This project or a portion thereof was previously recommended in the FCA report dated 05/19/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

Project Index #: 0056ADA4
Construction Cost $5,000

Priorities Class 2 Projects: Total Construction Cost for Priority 2 Projects: $20,000

Necessary - Not Yet Critical Two to Four Years

Office Remodel

The Command Secretary desk and office space are in need of a remodel. The configuration of the space is not functional. The built-in desk does not have enough space for computer equipment, is missing a keyboard tray, and does not allow enough space for moving around in an office chair. This project would provide for removing the existing desk and replacing it with a new desk which fits the needs of the employee. This project or a portion thereof was previously recommended in the FCA report dated 05/19/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

Project Index #: 0056INT5
Construction Cost $20,000
PRIORITY CLASS 3 PROJECTS  

Total Construction Cost for Priority 3 Projects:  $439,830  

Long-Term Needs  
Four to Ten Years  

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 and brick masonry units 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.  

Project Index #:  0056EXT2  
Construction Cost  $73,815  

INTERIOR FINISHES  
The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 6 - 8 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 #:  0056INT3  
Construction Cost  $73,815  

ROOF REPLACEMENT  
The roof on this building was installed in 2009 and was in good condition at the time of the survey. However the 15 year warranty expires in 2024 and should be planned for replacement. The statewide roofing program has set the useful life of an average roof at 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. It is recommended that this building be re-roofed in the next 10 years.  

Project Index #:  0056EXT3  
Construction Cost  $292,200  

BUILDING INFORMATION:  

Gross Area (square feet):  14,763  
Year Constructed:  1994  
Exterior Finish 1:  90 % Brick Masonry  
Exterior Finish 2:  10 % Glass and Aluminum  
Number of Levels (Floors):  1  
Basement?  No  
Percent Fire Suppressed:  100 %  

IBC Occupancy Type 1:  100 % B  
IBC Occupancy Type 2:  %  
Construction Type: Concrete Masonry Units & Steel  
IBC Construction Type: II-A  

PROJECT CONSTRUCTION COST TOTALS SUMMARY:  

Priority Class 1:  $45,000  
Priority Class 2:  $20,000  
Priority Class 3:  $439,830  
Grand Total:  $504,830  

Project Construction Cost per Square Foot:  $34.20  
Total Facility Replacement Construction Cost:  $4,060,000  
Facility Replacement Cost per Square Foot:  $275  

FCNI:  12%  

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

16-Nov-21  
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Reno NHP Headquarters Site - Site #9923
Description: AC Paving Patch, Crack & Slurry Seal Needed.

Reno NHP Headquarters Site - Site #9923
Description: ADA Route of Travel from Public Way Needed.
Regional Headquarters Garage / Shop - Building #1682
Description: Arc Flash & Coordination Study Needed.

Regional Headquarters Garage / Shop - Building #1682
Description: Inadequate Vehicular Exhaust System (Red Arrow).
NHP Regional Headquarters - Building #0056
Description: Arc Flash & Coordination Study Needed.

NHP Regional Headquarters - Building #0056
Description: View of Building Interior.
NHP Regional Headquarters - Building #0056
Description: ADA Shower in Locker Room Needed.

NHP Regional Headquarters - Building #0056
Description: Dual Level Drinking Fountain Needed.