



STATE OF NEVADA STATE PUBLIC WORKS DIVISION

FACILITY CONDITION ASSESSMENT REPORT FOR:



DEPT OF HEALTH AND HUMAN SERVICES
DIVISION OF CHILD AND FAMILY SERVICES
NYTC

SITE #: 9938 NEVADA YOUTH TRAINING CENTER SITE - ELKO
100 YOUTH CENTER RD
ELKO, NV 89801-9565



Survey Date: 5/9/2023
Distribution Date: 8/5/2024

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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.).

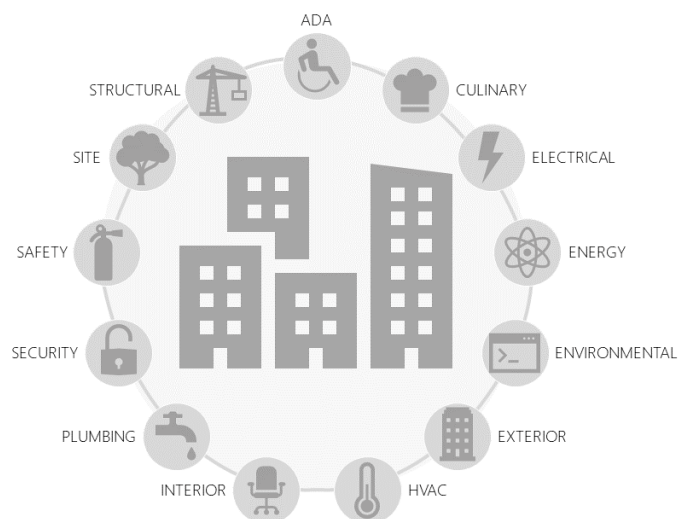
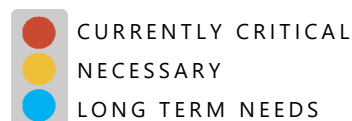


FIGURE 2.



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.

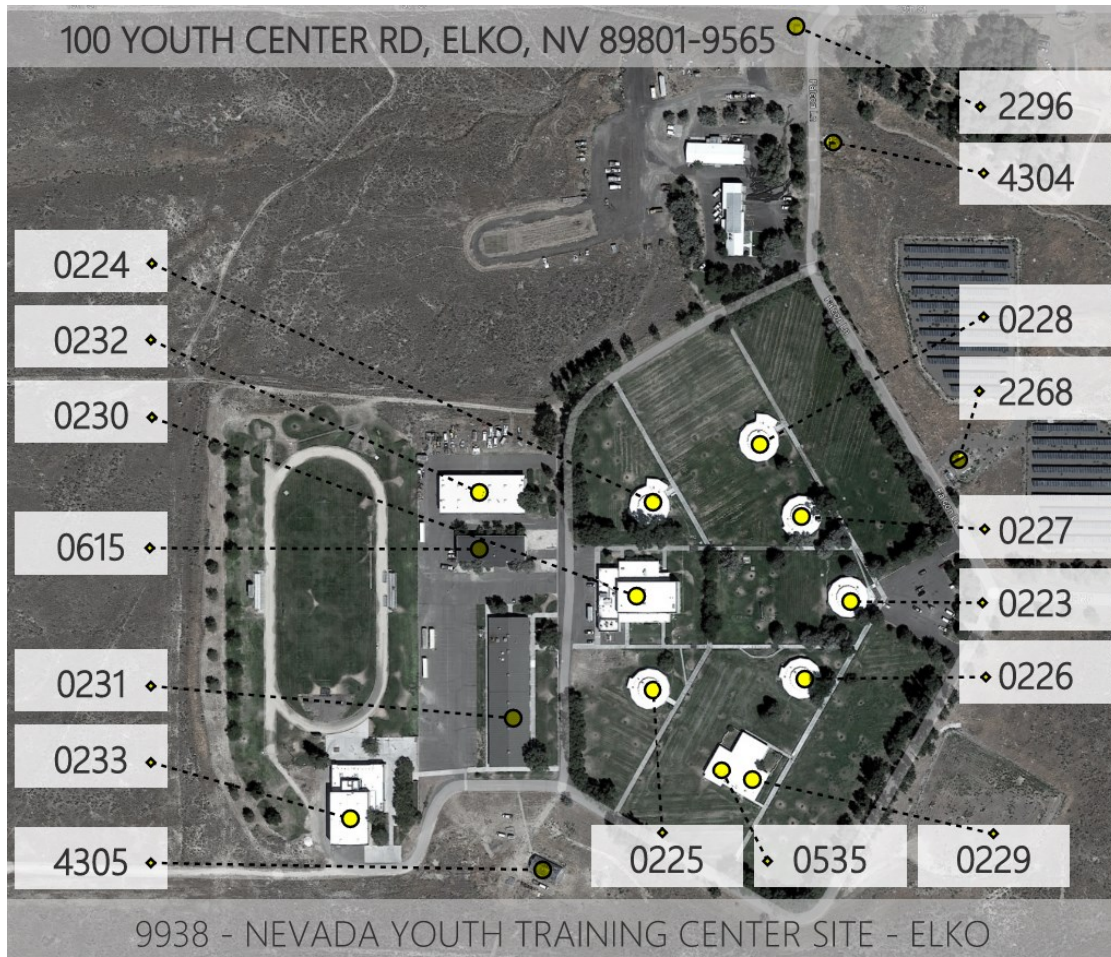
The appendices provide supplementary material for a more comprehensive understanding of priority categorization, cost estimates and facility management standards.

APPENDIX A	PROJECT IDENTIFICATION (ID) CATEGORIES
APPENDIX B	MAINTENANCE PROJECTS AND COST ESTIMATES
APPENDIX C	FACILITY CONDITION INDEX
APPENDIX D	PROJECT PRIORITY CLASSIFICATIONS
APPENDIX E	REFERENCES
APPENDIX F	REPORT DISTRIBUTION
APPENDIX G	FCA TEAM CONTACT INFORMATION
APPENDIX H	REVISION HISTORY

DISCLAIMER

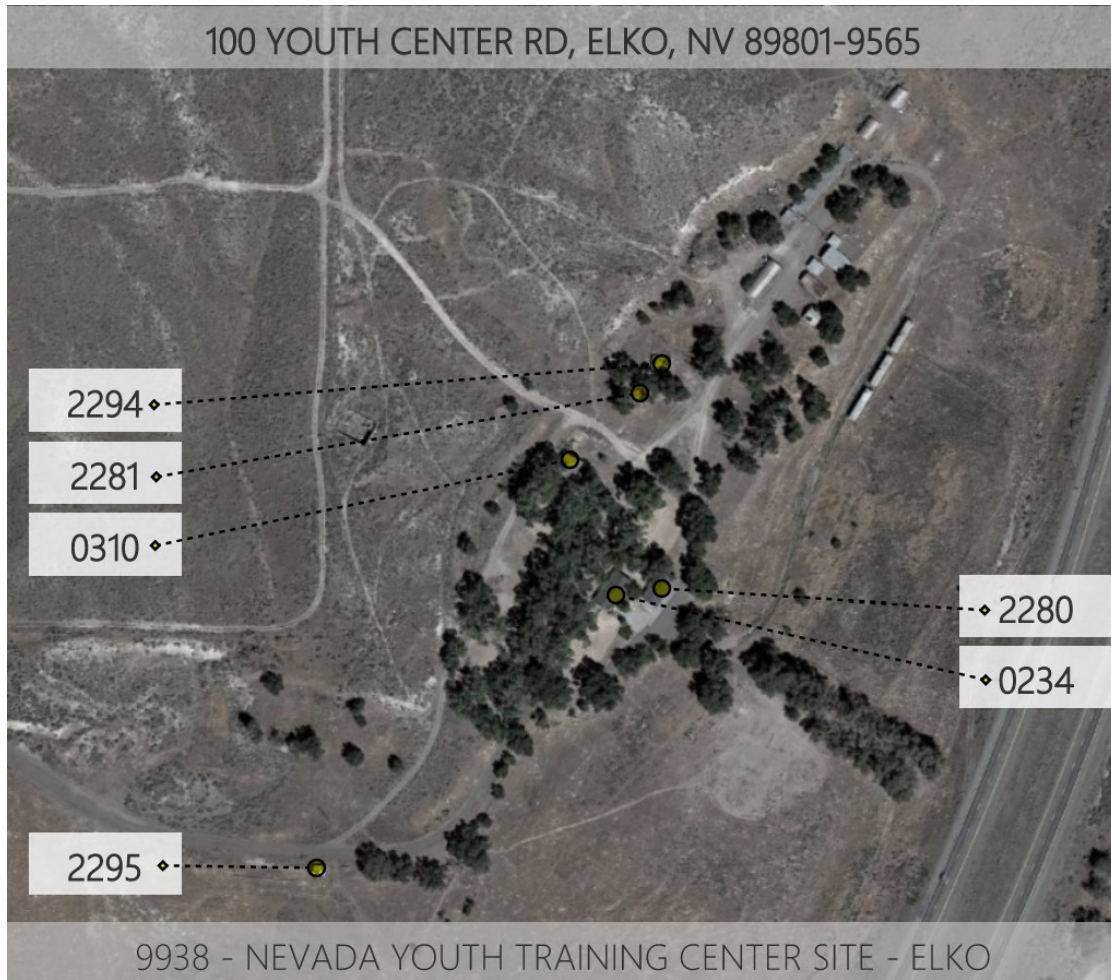
1. The report was prepared by the SPWD under the authority of [NRS 341.128](#) for use as a planning resource.
2. The report does not guarantee funding and should not be used for budgetary purposes.
3. Qualified individuals should develop the overall project's budget estimate and scope.
4. The actual 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



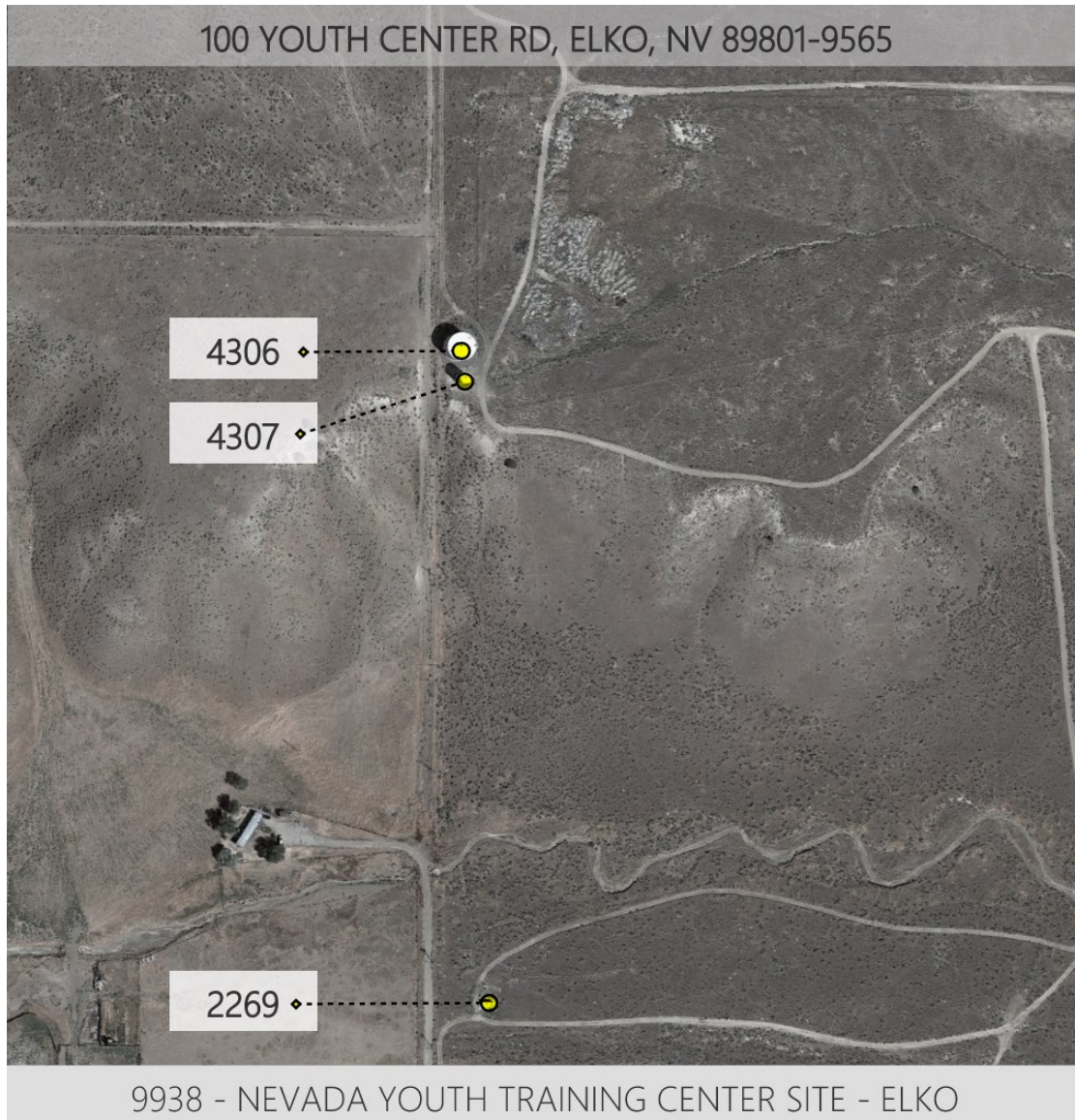
BLDG #	NAME	YR BUILT	SQ FT
0223	ADMINISTRATION	1962	3847
0224	FORESTER COTTAGE #1	1964	3847
0225	MOUNTAINEER COTTAGE #2	1962	3847
0226	EXPLORER R & C COTTAGE #3	1962	3847
0227	INDIAN COTTAGE #4	1962	3847
0228	PIONEER COTTAGE #5	1964	3847
0229	FRONTIER COTTAGE #6	1966	3990
0230	MULTIPURPOSE, DINING & CULINARY	1962	15856
0231	CLASSROOMS & INFIRMARY	1972	20590
0232	INDUSTRIAL/VOCATIONAL	1966	11264
0233	GYMNASIUM	1976	15316
0535	ADVENTURER COTTAGE	1966	3990
0615	WAREHOUSE	1988	7240
2268	GENERATOR BUILDING	1995	520
2296	WELL HOUSE #2		120
4304	WELL HOUSE #4 (ABANDONED)		128
4305	GREENHOUSE #2		
017	TOTAL # OF BLDGS		

SITE MAP



BLDG #	NAME	YR BUILT	SQ FT	STATUS
0234	SUPERINTENDENT'S RESIDENCE	1989	1,456	VACANT
0310	ASSISTANT SUPERINTENDENT HOUSE	0	890	ARRESTED DECAY
2280	SUPERINTENDENT'S GARAGE	1989	750	VACANT
2281	ICEHOUSE STORAGE	1915	120	ARRESTED DECAY
2294	HENRIETTA BUILDING	1941	350	ARRESTED DECAY
2295	WELL HOUSE #1 (ABANDONED)	1930	100	ARRESTED DECAY
006	TOTAL # OF BLDGS			

SITE MAP



BLDG #	NAME	YR BUILT	SQ FT	STATUS
2269	WELL HOUSE #3	1997	128	OCCUPIED
4306	WATER TANK #1	1997	OCCUPIED	
4307	WATER TANK #2	0	OCCUPIED	
9938	NEVADA YOUTH TRAINING CENTER SITE - ELKO	0		OCCUPIED
004	TOTAL # OF BLDGS			
027	GRAND TOTAL # OF BLDGS			

FACILITY CONDITION INDEX (FCI)

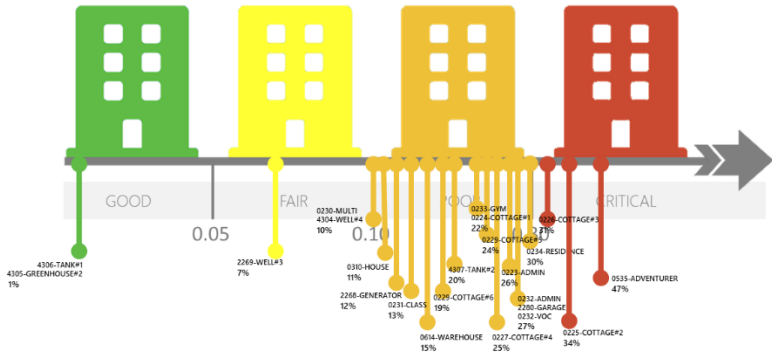
GRAPH



FCI is the total cost of necessary building repairs and renewal divided by the current cost of replacing the building. Each building's FCI score reflects the current condition of the building: *good*, *fair*, *poor*, or *critical*. It is normal to see buildings in all stages of condition.

The graph on the left shows the FCI for each building at the NEVADA YOUTH TRAINING CENTER SITE - ELKO.

The percentages shown in the graph to the left were calculated using the figures in the report below. The OVERALL FCI % is an average of the individual percentages.



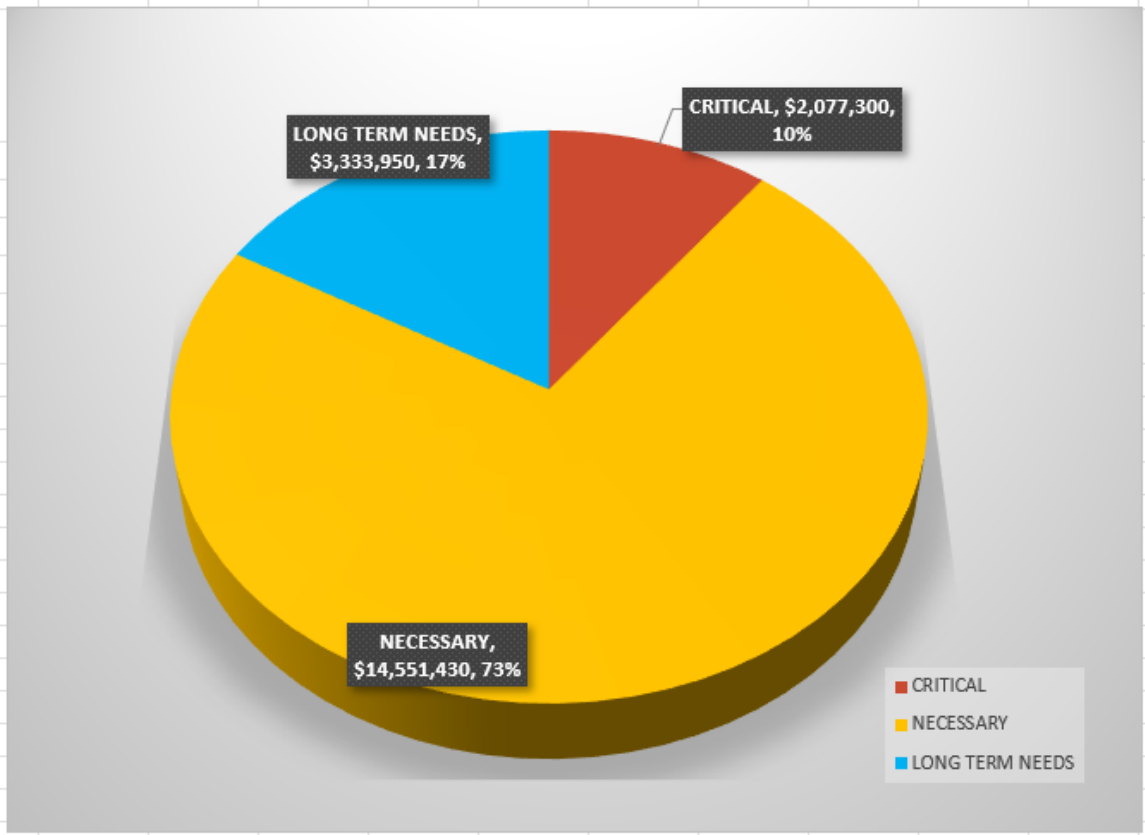
DATA

SITE #:					9938 PRIORITY CLASSES					
SURVEY DT	BLDG #	NAME	YR BUILT	SQ FT	CRITICAL (1) COST	NECESSARY (2) COST	LONG TERM (3) COST	PR CLASS	COST TO REPLACE	FCI
5/9/2023	9938	NEVADA YOUTH TRAINING CENTER SITE - ELKO	0		\$0	\$7,112,800	\$0	\$7,112,800	\$0	0%
5/9/2023	4306	WATER TANK #1	1997		\$0	\$10,000	\$0	\$10,000	\$1,200,000	1%
5/9/2023	4305	GREENHOUSE #2	2018	1800	\$0	\$0	\$1,800	\$1,800	\$180,000	1%
5/9/2023	2269	WELL HOUSE #3	1997	128	\$0	\$2,500	\$0	\$2,500	\$38,400	7%
5/9/2023	0230	MULTIPURPOSE, DINING & CULINARY	1962	15856	\$10,000	\$527,900	\$595,780	\$1,133,680	\$11,099,200	10%
5/9/2023	4304	WELL HOUSE #4	2010	128	\$0	\$0	\$2,600	\$2,600	\$25,000	10%
5/9/2023	0310	ASSISTANT SUPERINTENDENT HOUSE	0	890	\$40,100	\$0	\$0	\$40,100	\$356,000	11%
5/9/2023	2268	GENERATOR BUILDING	1995	520	\$0	\$11,400	\$5,200	\$16,600	\$143,000	12%
5/9/2023	0231	CLASSROOMS & INFIRMARY	1972	20590	\$152,500	\$1,467,580	\$206,000	\$1,826,080	\$14,413,000	13%
5/9/2023	0615	WAREHOUSE	1988	7240	\$5,000	\$259,700	\$327,400	\$592,100	\$3,982,000	15%
5/9/2023	0229	FRONTIER COTTAGE #6	1966	3990	\$2,500	\$259,500	\$255,300	\$517,300	\$2,793,000	19%
5/9/2023	4307	WATER TANK #2	1965		\$0	\$10,000	\$0	\$10,000	\$50,000	20%
5/9/2023	0233	GYMNASIUM	1976	15316	\$248,700	\$1,045,700	\$527,980	\$1,822,380	\$8,423,800	22%
5/9/2023	0224	FORESTER COTTAGE #1	1964	3847	\$2,500	\$455,000	\$130,600	\$588,100	\$2,692,900	22%
5/9/2023	0228	PIONEER COTTAGE #5	1964	3847	\$2,500	\$529,100	\$126,835	\$658,435	\$2,692,900	24%
5/9/2023	0227	INDIAN COTTAGE #4	1962	3847	\$2,500	\$530,000	\$130,600	\$663,100	\$2,692,900	25%
5/9/2023	0223	ADMINISTRATION	1962	3847	\$140,000	\$451,500	\$123,035	\$714,535	\$2,692,900	27%

DATA

SITE #: 9938					PRIORITY CLASSES					
SURVEY DT	BLDG #	NAME	YR BUILT	SQ FT	CRITICAL (1) COST	NECESSARY (2) COST	LONG TERM (3) COST	PR CLASS	COST TO REPLACE	FCI
5/9/2023	2280	SUPERINTENDENT'S GARAGE	1989	750	\$10,000	\$20,250	\$0	\$30,250	\$112,500	27%
5/9/2023	0232	INDUSTRIAL/VOCATIONAL	1966	11264	\$889,300	\$313,800	\$496,720	\$1,699,820	\$6,195,200	27%
5/9/2023	0234	SUPERINTENDENT'S RESIDENCE	1989	1456	\$47,000	\$186,000	\$7,300	\$240,300	\$800,800	30%
5/9/2023	0226	EXPLORER R & C COTTAGE #3	1962	3847	\$261,100	\$455,000	\$130,600	\$846,700	\$2,692,900	31%
5/9/2023	0225	MOUNTAINEER COTTAGE #2	1962	3847	\$261,100	\$530,000	\$130,600	\$921,700	\$2,692,900	34%
5/9/2023	0535	ADVENTURER COTTAGE	1966	3990	\$2,500	\$373,700	\$135,600	\$511,800	\$1,097,250	47%
TOTALS:				107,000	\$2,077,300	\$14,551,430	\$3,333,950	\$19,962,680	\$67,066,550	30%

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
0223	0223ADA10	NEW	ADA RESTROOM UPGRADE	75,000.00
0223	0223ADA7	DEFERRED	DUAL LEVEL DRINKING FOUNTAIN INSTALLATION	5,000.00
0223	0223ADA9	DEFERRED	ADA RAMP REPLACEMENT	60,000.00
0224	0224ADA2	DEFERRED	DUAL LEVEL DRINKING FOUNTAIN INSTALLATION	2,500.00
0225	0225ADA2	DEFERRED	DUAL LEVEL DRINKING FOUNTAIN INSTALLATION	2,500.00
0225	0225ADA3	NEW	ADA BUILDING UPGRADE	258,600.00
0226	0226ADA2	DEFERRED	DUAL LEVEL DRINKING FOUNTAIN INSTALLATION	2,500.00
0226	0226ADA3	NEW	ADA UPGRADES	258,600.00
0227	0227ADA2	DEFERRED	DUAL LEVEL DRINKING FOUNTAIN INSTALLATION	2,500.00
0228	0228ADA2	DEFERRED	DUAL LEVEL DRINKING FOUNTAIN	2,500.00
0229	0229ADA2	DEFERRED	DUAL LEVEL DRINKING FOUNTAIN INSTALLATION	2,500.00
0230	0230SIT1	DEFERRED	SITE DRAINAGE IMPROVEMENTS	10,000.00
0231	0231ADA1	DEFERRED	ADA RESTROOM UPGRADE	140,000.00
0231	0231ADA2	DEFERRED	DUAL LEVEL DRINKING FOUNTAIN INSTALLATION	5,000.00
0231	0231ADA4	DEFERRED	ADA SIGNAGE	7,500.00
0232	0232HVA1	IN PROGRESS	HVAC EQUIPMENT UPGRADE	614,000.00
0232	0232SFT2	DEFERRED	FIRE SUPPRESSION SYSTEM REPLACEMENT	270,300.00
0232	0232STR1	NEW	STRUCTURAL ASSESSMENT	5,000.00
0233	0233ADA1	DEFERRED	ADA SIGNAGE	5,000.00
0233	0233ADA2	DEFERRED	EXTERIOR DOOR REPLACEMENT	239,700.00
0233	0233ADA5	DEFERRED	DUAL LEVEL DRINKING FOUNTAIN INSTALLATION	2,500.00
0233	0233SFT3	IN PROGRESS	OCCUPANT LOAD SIGNAGE	1,500.00
0234	0234EXT1	DEFERRED	ROOF REPLACEMENT	32,000.00
0234	0234SIT1	DEFERRED	SITE DRAINAGE	15,000.00
0310	0310EXT1	DEFERRED	ROOF REPLACEMENT	17,800.00
0310	0310SEC1	DEFERRED	CONSERVE AND PROTECT VACANT BUILDING	22,300.00
0535	0535ADA1	DEFERRED	DUAL LEVEL DRINKING FOUNTAIN INSTALLATION	2,500.00
0615	0615SFT4	DEFERRED	EXTERIOR STAIR HANDRAIL REPLACEMENT	5,000.00
2280	2280EXT2	NEW	FASCIA & RAIN GUTTER REPLACEMENT	10,000.00
				\$2,077,300.00

PRIORITY 2 – NECESSARY, NOT YET CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
0223	0223ENR2	DEFERRED	EXTERIOR ENERGY RETROFIT	434,300.00
0223	0223ENR3	IN PROGRESS	LIGHTING UPGRADE	7,700.00
0223	0223EXT4	DEFERRED	EXTERIOR DOOR REPLACEMENT	9,500.00
0224	0224ENR2	DEFERRED	EXTERIOR ENERGY RETROFIT	434,300.00
0224	0224ENR3	IN PROGRESS	LIGHTING UPGRADE	7,700.00
0224	0224EXT3	IN PROGRESS	EXTERIOR DOOR REPLACEMENT	8,000.00
0224	0224HVA1	IN PROGRESS	EXHAUST FAN REPLACEMENT	5,000.00
0225	0225ENR2	DEFERRED	EXTERIOR ENERGY RETROFIT	434,300.00
0225	0225ENR3	IN PROGRESS	LIGHTING UPGRADE	7,700.00

PRIORITY 2 – NECESSARY, NOT YET CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
0225	0225EXT3	IN PROGRESS	EXTERIOR DOOR REPLACEMENT	8,000.00
0225	0225HVA2	DEFERRED	EXHAUST FAN REPLACEMENT	5,000.00
0225	0225SEC1	IN PROGRESS	MAGNETIC DOOR LOCK SYSTEM	75,000.00
0226	0226ENR2	DEFERRED	EXTERIOR ENERGY RETROFIT	434,300.00
0226	0226ENR3	IN PROGRESS	LIGHTING UPGRADE	7,700.00
0226	0226EXT5	IN PROGRESS	EXTERIOR DOOR REPLACEMENT	8,000.00
0226	0226HVA2	DEFERRED	EXHAUST FAN REPLACEMENT	5,000.00
0227	0227ENR2	DEFERRED	EXTERIOR ENERGY RETROFIT	434,300.00
0227	0227ENR3	IN PROGRESS	LIGHTING UPGRADE	7,700.00
0227	0227EXT4	DEFERRED	EXTERIOR DOOR REPLACEMENT	8,000.00
0227	0227HVA2	IN PROGRESS	EXHAUST FAN REPLACEMENT	5,000.00
0227	0227SEC1	IN PROGRESS	MAGNETIC DOOR LOCK SYSTEM	75,000.00
0228	0228ENR2	DEFERRED	EXTERIOR ENERGY RETROFIT	434,300.00
0228	0228ENR3	IN PROGRESS	LIGHTING UPGRADE	7,700.00
0228	0228HVA2	IN PROGRESS	EXHAUST FAN REPLACEMENT	2,500.00
0228	0228INT4	NEW	FLOORING REPLACEMENT	84,600.00
0229	0229ENR2	DEFERRED	EXTERIOR ENERGY RETROFIT	234,500.00
0229	0229ENR3	IN PROGRESS	LIGHTING UPGRADE	8,000.00
0229	0229EXT3	DEFERRED	EXTERIOR DOOR REPLACEMENT	12,000.00
0229	0229HVA2	DEFERRED	EXHAUST FAN REPLACEMENT	5,000.00
0230	0230HVA1	IN PROGRESS	HEATER INSTALLATION	3,500.00
0230	0230HVA2	IN PROGRESS	CHILLER REPLACEMENT	424,600.00
0230	0230HVA3	NEW	MECHANICAL MEZZANINE RENOVATION	25,000.00
0230	0230INT3	IN PROGRESS	CLOTHES WASHER REPLACEMENT	15,000.00
0230	0230INT4	NEW	FLOORING REPLACEMENT	59,800.00
0231	0231ENR2	IN PROGRESS	LIGHTING UPGRADE	41,200.00
0231	0231EXT1	IN PROGRESS	ROOF REPLACEMENT	247,080.00
0231	0231EXT3	DEFERRED	WINDOW REPLACEMENT	250,000.00
0231	0231EXT4	DEFERRED	EXTERIOR DOOR REPLACEMENT	60,000.00
0231	0231INT1	DEFERRED	FLOORING REPLACEMENT	663,400.00
0231	0231INT5	DEFERRED	CEILING REPAIR	205,900.00
0232	0232ENR2	IN PROGRESS	LIGHTING UPGRADE	56,300.00
0232	0232ENV1	IN PROGRESS	DUST COLLECTION SYSTEM REPLACEMENT	60,000.00
0232	0232EXT3	DEFERRED	WINDOW REPLACEMENT	3,000.00
0232	0232INT1	DEFERRED	INTERIOR DOOR REPLACEMENT	15,000.00
0232	0232PLM2	DEFERRED	HOSE BIBB REPLACEMENT	4,500.00
0232	0232SFT3	IN PROGRESS	PAINT BOOTH REPLACEMENT	75,000.00
0232	0232SFT7	IN PROGRESS	VEHICLE EXHAUST EXTRACTION SYSTEM	100,000.00
0233	0233ADA4	DEFERRED	ADA LOCKER ROOM RESTROOM UPGRADE	50,000.00
0233	0233ENR2	IN PROGRESS	LIGHTING UPGRADE	76,600.00
0233	0233INT3	IN PROGRESS	GYMNASIUM FLOOR REPLACEMENT	611,100.00
0233	0233INT4	IN PROGRESS	BLEACHER REPLACEMENT	160,000.00
0233	0233INT5	DEFERRED	INTERIOR DOOR REPLACEMENT	28,000.00
0233	0233INT7	IN PROGRESS	BASKETBALL BACKSTOP REPLACEMENT	120,000.00

PRIORITY 2 – NECESSARY, NOT YET CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
0234	0234ENR1	DEFERRED	HVAC REPLACEMENT	29,100.00
0234	0234EXT2	DEFERRED	EXTERIOR FINISHES	15,000.00
0234	0234EXT3	NEW	EXTERIOR CONCRETE REPLACEMENT	30,000.00
0234	0234EXT4	NEW	LANDSCAPE & IRRIGATION REFURBISHMENT	25,000.00
0234	0234EXT5	NEW	WOOD DECK REFURBISHMENT	10,000.00
0234	0234EXT6	NEW	EXTERIOR SIDING REPAIRS	15,000.00
0234	0234INT2	DEFERRED	CARPET REPLACEMENT	14,400.00
0234	0234INT3	NEW	RESTROOM REFURBISHMENT	45,000.00
0234	0234PLM1	DEFERRED	WATER HEATER REPLACEMENT	2,500.00
0535	0535ENR2	IN PROGRESS	LIGHTING UPGRADE	8,000.00
0535	0535ENR3	DEFERRED	EXTERIOR ENERGY RETROFIT	234,400.00
0535	0535HVA2	NEW	EXHAUST FAN REPLACEMENT	5,000.00
0535	0535INT1	DEFERRED	KITCHEN REPLACEMENT	113,800.00
0535	0535PLM1	DEFERRED	RESTROOM FIXTURES REPLACEMENT	12,500.00
0615	0615ENR2	IN PROGRESS	LIGHTING UPGRADE	36,200.00
0615	0615ENR3	DEFERRED	ROLL-UP DOOR REPLACEMENT	20,000.00
0615	0615EXT3	DEFERRED	ROOF REPLACEMENT	189,000.00
0615	0615INT1	DEFERRED	NONABSORBANT FINISHES	4,000.00
0615	0615INT4	NEW	CEILING REPAIRS	2,500.00
0615	0615PLM1	DEFERRED	HOSE BIBB REPLACEMENT	3,000.00
0615	0615SIT1	DEFERRED	ROOF DRAIN DOWNSPOUT MODIFICATIONS	5,000.00
2268	2268EXT3	DEFERRED	ROOF REPLACEMENT	11,400.00
2269	2269EXT1	DEFERRED	EXTERIOR FINISHES	2,500.00
2280	2280EXT1	DEFERRED	EXTERIOR FINISHES	3,750.00
2280	2280EXT3	NEW	ROOF REPLACEMENT	16,500.00
4306	4306STR1	NEW	TANK INSPECTION	10,000.00
4307	4307STR1	NEW	TANK INSPECTION	10,000.00
9938	9938ENR1	IN PROGRESS	ENERGY MANAGEMENT SYSTEM INSTALLATION	500,000.00
9938	9938SEC1	NEW	SECURITY ACCESS GATES	441,900.00
9938	9938SIT10	NEW	SITE SANITARY SEWER REPLACEMENT	1,233,400.00
9938	9938SIT6	DEFERRED	SITE IRRIGATION UPGRADE	1,495,000.00
9938	9938SIT9	NEW	SITE DOMESTIC WATER REPLACEMENT	2,325,500.00
9938	9938STR1	NEW	RETAINING WALL REPLACEMENT	1,117,000.00
				\$14,551,430.00

PRIORITY 3 – LONG TERM NEEDS

BLDG #	PROJECT #	STATUS	DESC	COST
0223	0223EXT3	DEFERRED	EXTERIOR FINISHES	19,200.00
0223	0223EXT5	NEW	ROOF REPLACEMENT	84,600.00
0223	0223INT3	DEFERRED	INTERIOR FINISHES	19,235.00
0224	0224EXT4	DEFERRED	EXTERIOR FINISHES	23,000.00
0224	0224EXT5	NEW	ROOF REPLACEMENT	84,600.00
0224	0224INT1	DEFERRED	INTERIOR FINISHES	23,000.00
0225	0225EXT5	DEFERRED	EXTERIOR FINISHES	23,000.00

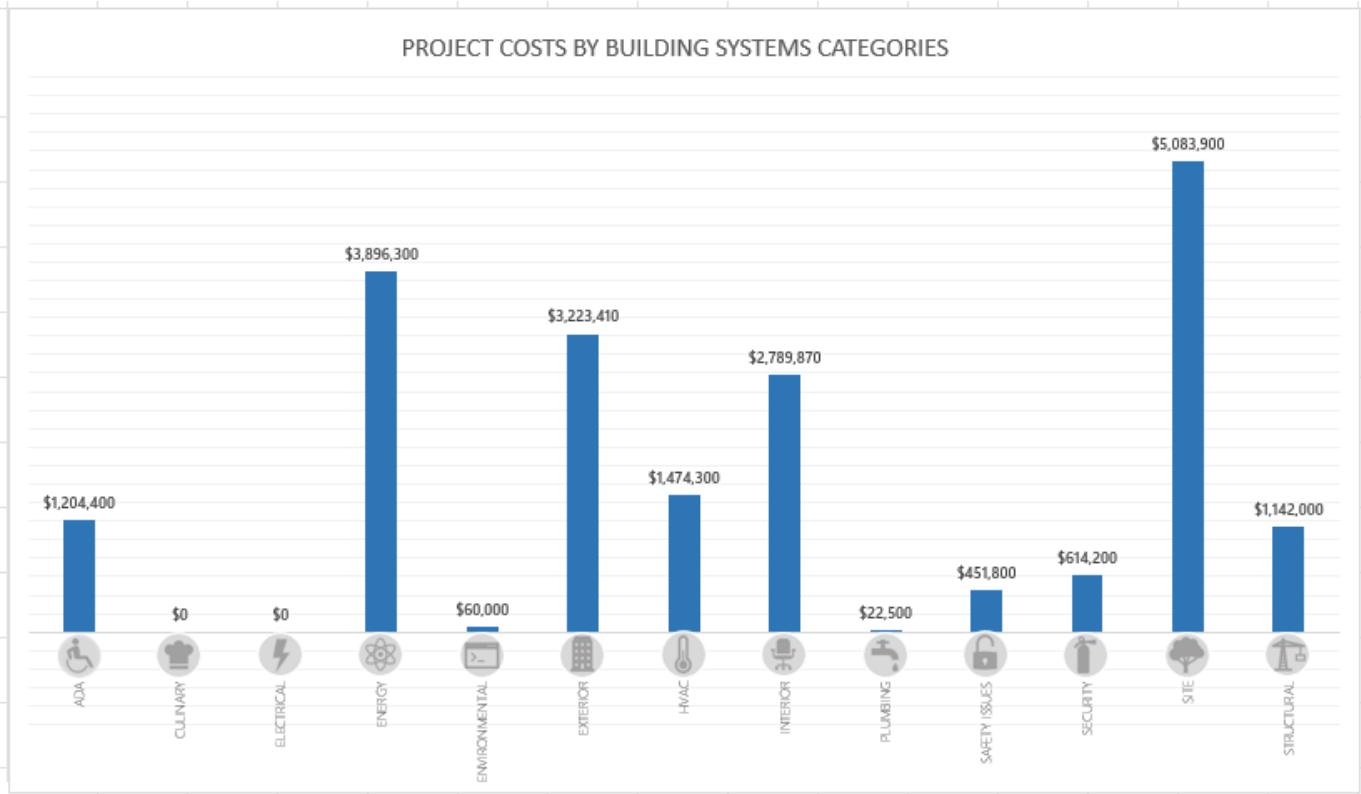
PRIORITY 3 – LONG TERM NEEDS

BLDG #	PROJECT #	STATUS	DESC	COST
0225	0225EXT6	NEW	ROOF REPLACEMENT	84,600.00
0225	0225INT3	DEFERRED	INTERIOR FINISHES	23,000.00
0226	0226EXT1	DEFERRED	EXTERIOR FINISHES	23,000.00
0226	0226EXT6	NEW	ROOF REPLACEMENT	84,600.00
0226	0226INT3	DEFERRED	INTERIOR FINISHES	23,000.00
0227	0227EXT5	DEFERRED	EXTERIOR FINISHES	23,000.00
0227	0227EXT6	NEW	ROOF REPLACEMENT	84,600.00
0227	0227INT3	DEFERRED	INTERIOR FINISHES	23,000.00
0228	0228EXT5	DEFERRED	EXTERIOR FINISHES	23,000.00
0228	0228EXT6	NEW	ROOF REPLACEMENT	84,600.00
0228	0228INT2	DEFERRED	INTERIOR FINISHES	19,235.00
0229	0229EXT2	DEFERRED	EXTERIOR FINISHES	23,900.00
0229	0229EXT4	NEW	ROOF REPLACEMENT	87,800.00
0229	0229HVA3	DEFERRED	HVAC REPLACEMENT	119,700.00
0229	0229INT2	DEFERRED	INTERIOR FINISHES	23,900.00
0230	0230EXT3	DEFERRED	EXTERIOR FINISHES	95,100.00
0230	0230EXT4	NEW	ROOF REPLACEMENT	348,800.00
0230	0230INT2	DEFERRED	INTERIOR FINISHES	79,280.00
0230	0230INT5	NEW	FLOORING REPLACEMENT	72,600.00
0231	0231EXT5	NEW	EXTERIOR FINISHES	103,000.00
0231	0231INT4	DEFERRED	INTERIOR FINISHES	103,000.00
0232	0232ADA1	DEFERRED	ADA RESTROOM UPGRADE	80,000.00
0232	0232EXT2	DEFERRED	EXTERIOR FINISHES	56,300.00
0232	0232EXT7	NEW	ROOF REPLACEMENT	304,100.00
0232	0232INT2	DEFERRED	INTERIOR FINISHES	56,320.00
0233	0233EXT2	DEFERRED	EXTERIOR FINISHES	76,580.00
0233	0233EXT5	NEW	ROOF REPLACEMENT	337,000.00
0233	0233INT2	DEFERRED	INTERIOR FINISHES	91,900.00
0233	0233INT8	DEFERRED	LOCKER REPLACEMENT	22,500.00
0234	0234INT1	DEFERRED	INTERIOR FINISHES	7,300.00
0535	0535EXT2	DEFERRED	EXTERIOR FINISHES	23,900.00
0535	0535EXT4	NEW	ROOF REPLACEMENT	87,800.00
0535	0535INT2	DEFERRED	INTERIOR FINISHES	23,900.00
0615	0615EXT1	DEFERRED	EXTERIOR FINISHES	36,200.00
0615	0615HVA3	NEW	REFRIGERATION REPLACEMENT	255,000.00
0615	0615INT2	DEFERRED	INTERIOR FINISHES	36,200.00
2268	2268EXT2	DEFERRED	EXTERIOR FINISHES	5,200.00
4304	4304EXT1	NEW	EXTERIOR FINISHES	2,600.00
4305	4305EXT1	NEW	EXTERIOR FINISHES	1,800.00
				\$3,333,950.00
GRAND TOTAL				\$19,962,680.00

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.



9938 – NEVADA YOUTH TRAINING CENTER SITE - ELKO **OCCUPIED**

FACILITY USAGE: SITE-GENERAL

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

STATISTICS



BUILT	0
AGE	0 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	-
FLOORS	0
BASEMENT?	No
LONGITUDE /LATITUDE	40.880120 / -115.727860
REPLACEMENT COST	\$ 0.00
COST PER SF	-
FACILITY CONDITION INDEX	0.00

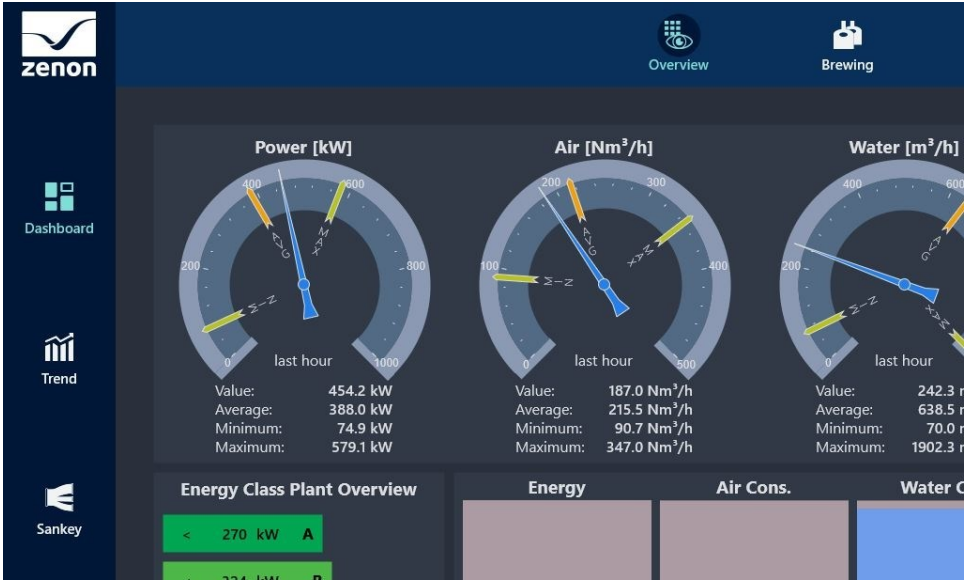
The Nevada Youth Training Center is located on the east side of Elko Nevada. The site dates to the early 1900s, and serves as a school and facility for juvenile offenders. The current site was developed in the 1960's. The entire site encompasses approximately 440 acres with two adjacent parcels managed by CNR and NDOW. The main cluster of buildings is grouped in a campus setting, with manicured lawns, mature trees and shrubs. Much of the site infrastructure is original 1960's construction with 60 years of use and replacement needs will be addressed in the site portion of the report. Some ADA improvements continue to be needed and will also be addressed in this report. All utilities are provided to the site including natural gas which was installed in 1998. In 2024, a group of 10 buildings assigned to NYTC called the "Bird Farm" were transferred to CNR Forestry Site 9934 Elko Northern Region 2 NDF Headquarters.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	6	\$7,112,800.00
-	-	-
TOTALS	6	\$7,112,800.00

9938 NEVADA YOUTH TRAINING CENTER SITE - ELKO

		PRIORITY	2 - Two to Four Years	
PROJECT #	9938ENR1 - ENERGY SAVINGS	STATUS	7/17/2024	IN PROGRESS

ENERGY MANAGEMENT SYSTEM INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
<p>This project recommends the installation of an Energy Management System (EMS) for the site. This system will monitor and control the heating, ventilation, and air conditioning through a central computer system. Electronic sensors will be installed on each piece of equipment which will feed information into the computer system. The maintenance staff can then control and monitor the equipment remotely which will significantly lower energy costs. This system will provide detailed reports on energy consumption allowing the maintenance staff to analyze and customize the energy used by the facility.</p> <p>This project is in design under CIP 23-M02(10).</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Package	\$500,000.00	-
				

9938 NEVADA YOUTH TRAINING CENTER SITE - ELKO

		PRIORITY	2 - Two to Four Years	
PROJECT #	9938SEC1 - SECURITY	STATUS	7/18/2024	NEW

SECURITY ACCESS GATES

	QUANTITY	UNITS	TOTAL	SF COST
<p>This facility houses troubled youths in a structured rehabilitation program. The facility does not have a fence or secure point of access and there is currently no method to control vehicular access to the facility. This project recommends the installation of two access controlled security gates allowing access to the Administration building and two additional gates to restrict vehicular access to the balance of the campus.</p>	1		\$441,900.00	-
				

9938 NEVADA YOUTH TRAINING CENTER SITE - ELKO

		PRIORITY	2 - Two to Four Years	
PROJECT #	9938SIT10 - SITE ISSUES	STATUS	7/17/2024	NEW

SITE SANITARY SEWER REPLACEMENT


	QUANTITY	UNITS	TOTAL	SF COST
Much of the site sanitary system is original 1960's construction and past normal service life. The sanitary sewers have frequent clogs as the aging pipes have deteriorated. This project recommends the replacement of the entire sewer system from each of the buildings to the municipal point of connection.	1	Package	\$1,233,400.00	-
				

IMAGE FROM WEB

9938 NEVADA YOUTH TRAINING CENTER SITE - ELKO

		PRIORITY	2 - Two to Four Years	
PROJECT #	9938SIT6 - SITE ISSUES	STATUS	7/17/2024	DEFERRED

SITE IRRIGATION UPGRADE

	QUANTITY	UNITS	TOTAL	SF COST
<p>The existing landscape irrigation was installed in 1974 and has reached the end of its expected life and should be scheduled for replacement. This project would provide for the removal of the existing irrigation lines and the purchase and installation of new lines.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Package	\$1,495,000.00	-
				

9938 NEVADA YOUTH TRAINING CENTER SITE - ELKO

		PRIORITY	2 - Two to Four Years	
PROJECT #	9938SIT9 - SITE ISSUES	STATUS	7/17/2024	NEW


SITE DOMESTIC WATER REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
Much of the site domestic water distribution system is original 1960's construction and past normal service life. Multiple emergency repairs have been needed to maintain water supply around the site. This project recommends the replacement of the entire distribution system replacing the underground piping from the existing Well House #3 to each of the buildings supplied.	1	Package	\$2,325,500.00	-
				

9938 NEVADA YOUTH TRAINING CENTER SITE - ELKO

		PRIORITY	2 - Two to Four Years	
PROJECT #	9938STR1 - STRUCTURAL	STATUS	7/18/2024	NEW

RETAINING WALL REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The retaining wall separating the Gymnasium and football field from the adjacent parking lot is beginning to fail due to the weight and exposure to weather. Freeze and thaw cycles appear to be causing the wall to fracture. Additionally, the guard railing at the top of the wall is failing due to corrosion, possibly from the heavy use of ice melt. This project would fund the replacement of the retaining walls, guard rails and include concrete paving replacement in the next 2 -3 years.	1	Package	\$1,117,000.00	-
				

0223 – ADMINISTRATION OCCUPIED

FACILITY USAGE: OFFICE

CONSTRUCTION TYPE	III-A Protected	Combustible (ordinary construction)
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Cmu	- %
OCCUPANCY TYPE	100% B Offices or Higher Education Offices	- %

STATISTICS



BUILT	1962
AGE	62 yrs
ACQUIRED	1962
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	3,847
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.880541 / -115.725263
REPLACEMENT COST	\$2,692,900.00
COST PER SF	\$ 700.00
FACILITY CONDITION INDEX	26.53


The Administration building is an uninsulated concrete masonry unit framed structure with a single-ply roofing system on a concrete foundation. The roofing was replaced in 2011 and included an 20 year warranty. The windows are single pane metal framed. It contains administration offices and serves as the visitor's reception area. The heating ventilation and air conditioning system was replaced under CIP 15-M39 converting from the legacy underground piping loop to high efficiency furnaces and outdoor condensing units. The facility has been approved for ADA accessible refurbishment under CIP 23-S02(6). The building and occupants are protected by fire alarm and fire suppression systems.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	3	\$140,000.00
2	3	\$451,500.00
3	3	\$123,035.00
TOTALS	9	\$714,535.00

0223 ADMINISTRATION

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0223ADA10 - ADA	STATUS	7/2/2024	NEW

ADA RESTROOM UPGRADE

	QUANTITY	UNITS	TOTAL	SF COST
<p>The building does not have an accessible restroom. The existing restroom does not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for remodeling the men's and women's restrooms per ADA regulations. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1-2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.</p> <p>This project is in design under CIP 23-S02(6) and the estimate is based off that project.</p>	1	Package	\$75,000.00	\$ 19.00
				

0223 ADMINISTRATION

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0223ADA7 - ADA	STATUS	4/23/2024	DEFERRED


DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
<p>This building contains a water fountain that is not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of one drinking fountain to meet the ADA requirements. Note that a bottle filler integrated into a drinking fountain does not make the water fountain accessible.</p> <p>This project or a portion thereof was previously recommended in the FCA reports dated 08/19/2002, 08/22/2007, 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	2	Each	\$ 5,000.00	\$ 1.00
				

0223 ADMINISTRATION

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0223ADA9 - ADA	STATUS	6/25/2024	DEFERRED


ADA RAMP REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>This facility has an ADA accessible ramp located in front of the building. This ramp is on the accessible path of travel from the accessible parking space to the entrance of the building. The ramp does not have compliant landings, handrails or curbs. This project would provide for replacing the ramp with a fully ADA compliant ramp. The 2018 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Package	\$60,000.00	\$ 16.00
				

0223 ADMINISTRATION

		PRIORITY	2 - Two to Four Years	
PROJECT #	0223ENR2 - ENERGY SAVINGS	STATUS	6/25/2024	DEFERRED

EXTERIOR ENERGY RETROFIT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The building is constructed of concrete masonry units (CMU) with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient. This project recommends adding an exterior insulating finish system (EIFS) over the CMU and replacing the windows with new dual-pane, higher efficiency units. This estimate includes removal and disposal of the existing windows.</p> <p>This project or a portion thereof was previously recommended in the FCA reports dated 08/19/2002, 08/22/2007, 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Package	\$434,300.00	\$ 113.00
				

0223 ADMINISTRATION

		PRIORITY	2 - Two to Four Years	
PROJECT #	0223ENR3 - ENERGY SAVINGS	STATUS	6/25/2024	IN PROGRESS


LIGHTING UPGRADE

	QUANTITY	UNITS	TOTAL	SF COST
<p>The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle T-8 LED lamps. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.</p> <p>This project is in design under CIP 21-S08(6).</p> <p>This project or a portion thereof was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007, 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	3847	Square Foot	\$ 7,700.00	\$ 2.00
				

0223 ADMINISTRATION

		PRIORITY	2 - Two to Four Years	
PROJECT #	0223EXT4 - BUILDING EXTERIOR	STATUS	6/25/2024	DEFERRED

EXTERIOR DOOR REPLACEMENT


	QUANTITY	UNITS	TOTAL	SF COST
<p>The 3 exterior wood man doors appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement of the wood doors with new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.</p> <p>This project or a portion thereof was previously recommended in the FCA reports dated 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	3	Each	\$ 9,500.00	\$ 2.00
				

TYPICAL

0223 ADMINISTRATION

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0223EXT3 - BUILDING EXTERIOR	STATUS	6/25/2024	DEFERRED


EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
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 is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	3847	Square Foot	\$19,200.00	\$ 5.00
				

0223 ADMINISTRATION

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0223EXT5 - BUILDING EXTERIOR	STATUS	7/2/2024	NEW

ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
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 - 25 years. The roof warranty expires during that time frame. 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 2011 with a 20 year warranty. Based on the expected roofing lifespan, it is recommended that this building be re-roofed in the next 8 - 10 years to be consistent with the roofing program.	3847	Square Foot	\$84,600.00	\$ 22.00
<div><p>No Image Available</p></div>				

0223 ADMINISTRATION

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0223INT3 - BUILDING INTERIOR	STATUS	6/25/2024	DEFERRED

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes were in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 5 - 7 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.	3847	Square Foot	\$19,235.00	\$ 5.00
				

0224 – FORESTER COTTAGE #1 OCCUPIED

FACILITY USAGE: INSTITUTIONAL HOUSING

CONSTRUCTION TYPE	II-B Unprotected Non-combustible (common commercial)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Cmu	- %
OCCUPANCY TYPE	100% I-1 Institutional - hospitals, nursing homes	- %

STATISTICS



BUILT	1964
AGE	60 yrs
ACQUIRED	1964
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	3,847
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.881064 / -115.726730
REPLACEMENT COST	\$2,692,900.00
COST PER SF	\$ 700.00
FACILITY CONDITION INDEX	21.84


The Forester Cottage is an uninsulated concrete masonry unit framed structure with a single-ply roofing system on a concrete foundation. The roofing was replaced in 2011 and included an 20 year warranty. The windows are single pane metal framed. It contains a common sleeping area, restrooms and central gathering area with a kitchenette. The heating ventilation and air conditioning system was replaced under an agency project 18-A014(A) converting from the legacy underground piping loop to high efficiency furnaces and outdoor condensing units. The cottage is not required to be ADA compliant pending completion full ADA renovations of R&C and Mountaineer cottages under CIP 23-S02(6). The building and occupants are protected by fire alarm and fire suppression systems.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	1	\$ 2,500.00
2	4	\$455,000.00
3	3	\$130,600.00
TOTALS	8	\$588,100.00

0224 FORESTER COTTAGE #1

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0224ADA2 - ADA	STATUS	7/1/2024	DEFERRED

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
<p>This building contains a water fountain that is not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of one drinking fountain to meet the ADA requirements. Note that a bottle filler integrated into a drinking fountain does not make the water fountain accessible.</p> <p>This project or a portion thereof was previously recommended in the FCA reports dated 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Each	\$ 2,500.00	\$ 1.00
				

0224 FORESTER COTTAGE #1

		PRIORITY	2 - Two to Four Years	
PROJECT #	0224ENR2 - ENERGY SAVINGS	STATUS	7/1/2024	DEFERRED

EXTERIOR ENERGY RETROFIT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The building is constructed of concrete masonry units (CMU) with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient. This project recommends adding an exterior insulating finish system (EIFS) over the CMU and replacing the windows with new dual-pane, higher efficiency units.</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002, 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Package	\$434,300.00	\$ 113.00
				

0224 FORESTER COTTAGE #1

		PRIORITY	2 - Two to Four Years	
PROJECT #	0224ENR3 - ENERGY SAVINGS	STATUS	7/1/2024	IN PROGRESS

LIGHTING UPGRADE


	QUANTITY	UNITS	TOTAL	SF COST
<p>The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle T-8 LED lamps. Occupancy sensors will be installed in restrooms, utility closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.</p> <p>This project is in design under CIP 21-S08(6).</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002, 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	3847	Square Foot	\$ 7,700.00	\$ 2.00
				

IMAGE FROM WEB

0224 FORESTER COTTAGE #1

		PRIORITY	2 - Two to Four Years	
PROJECT #	0224EXT3 - BUILDING EXTERIOR	STATUS	7/1/2024	IN PROGRESS


EXTERIOR DOOR REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The exterior metal door at the rear entrance is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the door assembly with new a metal door, frame and hardware. Removal and disposal of the existing door is included in this estimate.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Each	\$ 8,000.00	\$ 2.00
				

0224 FORESTER COTTAGE #1

		PRIORITY	2 - Two to Four Years	
PROJECT #	0224HVA1 - HVAC	STATUS	7/1/2024	IN PROGRESS


EXHAUST FAN REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The exhaust fans in the showers and restroom areas are inadequate for their application contributing to moisture accumulation and possible mold infiltration. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including ducting and connections to utilities. This report recommends the installation of high efficiency exhaust fans with humidity detection and delayed shut-off to exhaust all moisture and prevent future accumulation issues.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007, 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Each	\$ 5,000.00	\$ 1.00
				

0224 FORESTER COTTAGE #1

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0224EXT4 - BUILDING EXTERIOR	STATUS	7/1/2024	DEFERRED


EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
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 is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	3847	Square Foot	\$23,000.00	\$ 6.00
				

0224 FORESTER COTTAGE #1

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0224EXT5 - BUILDING EXTERIOR	STATUS	7/1/2024	NEW


ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
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 - 25 years. The roof warranty expires during that time frame. 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 2011 with a 20 year warranty. Based on the expected roofing lifespan, it is recommended that this building be re-roofed in the next 8 - 10 years to be consistent with the roofing program.	3847	Square Foot	\$84,600.00	\$ 22.00
<div><p>No Image Available</p></div>				

0224 FORESTER COTTAGE #1

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0224INT1 - BUILDING INTERIOR	STATUS	7/1/2024	DEFERRED

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes were 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.	3847	Square Foot	\$23,000.00	\$ 6.00
				

0225 – MOUNTAINEER COTTAGE #2 OCCUPIED

FACILITY USAGE: INSTITUTIONAL HOUSING

CONSTRUCTION TYPE	II-B Unprotected Non-combustible (common commercial)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Cmu	- %
OCCUPANCY TYPE	100% I-1 Institutional - hospitals, nursing homes	- %

STATISTICS



BUILT	1962
AGE	62 yrs
ACQUIRED	1962
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	3,847
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.880028 / -115.726732
REPLACEMENT COST	\$2,692,900.00
COST PER SF	\$ 700.00
FACILITY CONDITION INDEX	34.23

The Mountaineer Cottage is an uninsulated concrete masonry unit framed structure with a single-ply roofing system on a concrete foundation. The roofing was replaced in 2011 and included an 20 year warranty. The windows are single pane metal framed. It contains dormitory style individual sleeping rooms, restrooms and central gathering area with a kitchenette. The heating ventilation and air conditioning system was replaced under an agency project 18-A014(A) converting from the legacy underground piping loop to high efficiency furnaces and outdoor condensing units. The cottage has been approved for full ADA renovation under CIP 23-SO2(6). The building and occupants are protected by fire alarm and fire suppression systems.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	2	\$261,100.00
2	5	\$530,000.00
3	3	\$130,600.00
TOTALS	10	\$921,700.00

0225 MOUNTAINEER COTTAGE #2

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0225ADA2 - ADA	STATUS	7/1/2024	DEFERRED

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

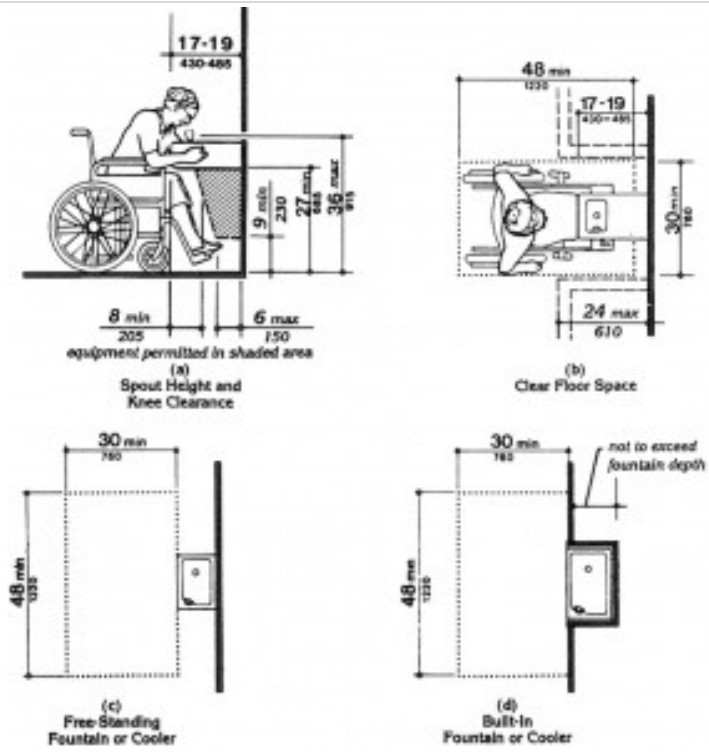
	QUANTITY	UNITS	TOTAL	SF COST
<p>This building contains a water fountain that is not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of one drinking fountain to meet the ADA requirements. Note that a bottle filler integrated into a drinking fountain does not make the water fountain accessible.</p> <p>This project or a portion thereof was previously recommended in the FCA reports dated 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Each	\$ 2,500.00	\$ 1.00
				

IMAGE FROM WEB

0225 MOUNTAINEER COTTAGE #2

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0225ADA3 - ADA	STATUS	7/16/2024	NEW

ADA BUILDING UPGRADE


	QUANTITY	UNITS	TOTAL	SF COST
<p>There are currently no Cottages fully ADA compliant while some of the Cottages have some elements of accessibility. This project will fully refurbish the Cottage including restrooms, kitchenette, entry door assemblies and sleeping areas.</p> <p>This project is currently in design under CIP 23-S02(6).</p>	1	Package	\$258,600.00	\$ 67.00
				

IMAGE FROM WEB

0225 MOUNTAINEER COTTAGE #2

		PRIORITY	2 - Two to Four Years	
PROJECT #	0225ENR2 - ENERGY SAVINGS	STATUS	7/1/2024	DEFERRED

EXTERIOR ENERGY RETROFIT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The building is constructed of concrete masonry units (CMU) with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient. This project recommends adding an exterior insulating finish system (EIFS) over the CMU and replacing the windows with new dual-pane, higher efficiency units.</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002, 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Package	\$434,300.00	\$ 113.00
				

0225 MOUNTAINEER COTTAGE #2

		PRIORITY	2 - Two to Four Years	
PROJECT #	0225ENR3 - ENERGY SAVINGS	STATUS	7/18/2024	IN PROGRESS

LIGHTING UPGRADE


	QUANTITY	UNITS	TOTAL	SF COST
<p>The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle T-8 LED lamps. Occupancy sensors will be installed in restrooms, utility closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.</p> <p>This project is in design under CIP 21-S08(6).</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002, 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	3847	Square Foot	\$ 7,700.00	\$ 2.00
				

IMAGE FROM WEB

0225 MOUNTAINEER COTTAGE #2

		PRIORITY	2 - Two to Four Years	
PROJECT #	0225EXT3 - BUILDING EXTERIOR	STATUS	7/1/2024	IN PROGRESS

EXTERIOR DOOR REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The exterior metal door at the rear entrance is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the door assembly with new a metal door, frame and hardware. Removal and disposal of the existing door is included in this estimate.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.</p>	1	Package	\$ 8,000.00	\$ 2.00
				

0225 MOUNTAINEER COTTAGE #2

		PRIORITY	2 - Two to Four Years	
PROJECT #	0225HVA2 - HVAC	STATUS	4/23/2024	DEFERRED

EXHAUST FAN REPLACEMENT

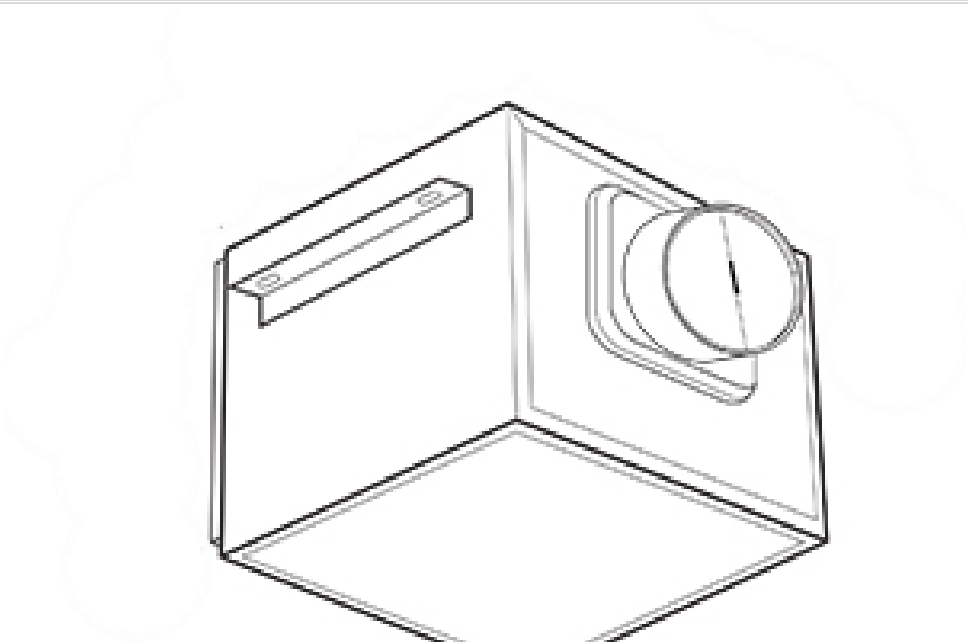
	QUANTITY	UNITS	TOTAL	SF COST
<p>The exhaust fans in the showers and restroom areas are inadequate for their application contributing to moisture accumulation and possible mold infiltration. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including ducting and connections to utilities. This report recommends the installation of high efficiency exhaust fans with humidity detection and delayed shut-off to exhaust all moisture and prevent future accumulation issues.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007, 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Each	\$ 5,000.00	\$ 1.00
				

IMAGE FROM WEB

0225 MOUNTAINEER COTTAGE #2

		PRIORITY	2 - Two to Four Years	
PROJECT #	0225SEC1 - SECURITY	STATUS	7/1/2024	IN PROGRESS

MAGNETIC DOOR LOCK SYSTEM

	QUANTITY	UNITS	TOTAL	SF COST
The existing sleeping room door locks are older and problematic. They are not designed for this application and have become a security and safety concern for the inhabitants. The existing locks require constant maintenance because they do not hold up to the abuse by the residents. This project would provide for a new electric door control system including magnetic locks, control panel and all required electrical connections.	1	Package	\$75,000.00	\$ 19.00

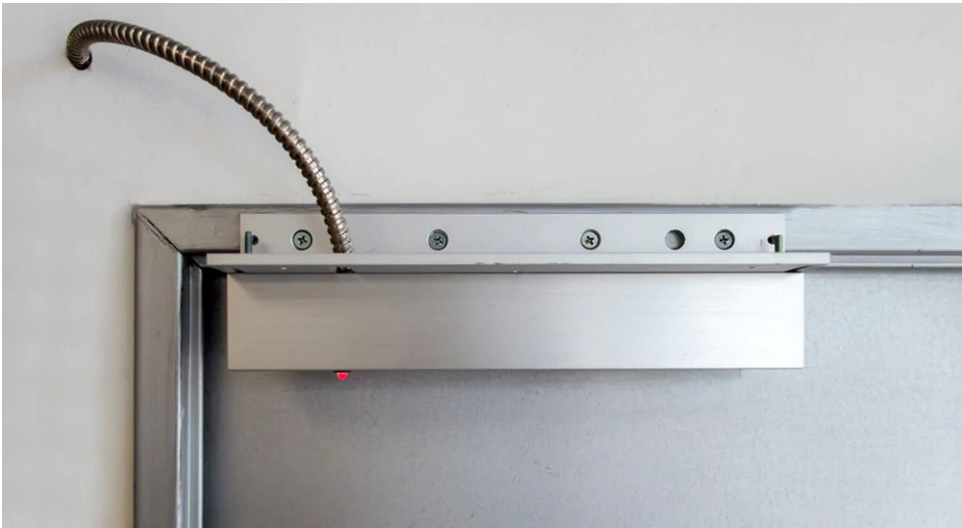



IMAGE FROM WEB

0225 MOUNTAINEER COTTAGE #2

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0225EXT5 - BUILDING EXTERIOR	STATUS	7/1/2024	DEFERRED


EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
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 is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	3847	Square Foot	\$23,000.00	\$ 6.00
				

0225 MOUNTAINEER COTTAGE #2

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0225EXT6 - BUILDING EXTERIOR	STATUS	7/1/2024	NEW


ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
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 - 25 years. The roof warranty expires during that time frame. 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 2011 with a 20 year warranty. Based on the expected roofing lifespan, it is recommended that this building be re-roofed in the next 8 - 10 years to be consistent with the roofing program.	3847	Square Foot	\$84,600.00	\$ 22.00
<div><p>No Image Available</p></div>				

0225 MOUNTAINEER COTTAGE #2

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0225INT3 - BUILDING INTERIOR	STATUS	7/1/2024	DEFERRED

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 7 - 9 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.	3847	Square Foot	\$23,000.00	\$ 6.00
				

0226 – EXPLORER R & C COTTAGE #3 OCCUPIED

FACILITY USAGE: INSTITUTIONAL HOUSING

CONSTRUCTION TYPE	II-B Unprotected Non-combustible (common commercial)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Cmu	- %
OCCUPANCY TYPE	100% I-1 Institutional - hospitals, nursing homes	- %

STATISTICS



BUILT	1962
AGE	62 yrs
ACQUIRED	1962
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	3,847
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.880088 / -115.725605
REPLACEMENT COST	\$2,692,900.00
COST PER SF	\$ 700.00
FACILITY CONDITION INDEX	31.44

The Explorer R & C Cottage is an uninsulated concrete masonry unit framed structure with a single-ply roofing system on a concrete foundation. The roofing was replaced in 2011 and included an 20 year warranty. The windows are single pane metal framed. It contains dormitory style individual sleeping rooms, restrooms and central gathering area with a kitchenette. The heating ventilation and air conditioning system was replaced under an agency project 18-A014(A) converting from the legacy underground piping loop to high efficiency furnaces and outdoor condensing units. The cottage has been approved for full ADA renovation under CIP 23-SO2(6). The building and occupants are protected by fire alarm and fire suppression systems.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	2	\$261,100.00
2	4	\$455,000.00
3	3	\$130,600.00
TOTALS	9	\$846,700.00

0226 EXPLORER R & C COTTAGE #3

PRIORITY	1 - Immediate to Two Years
STATUS	7/1/2024 DEFERRED

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

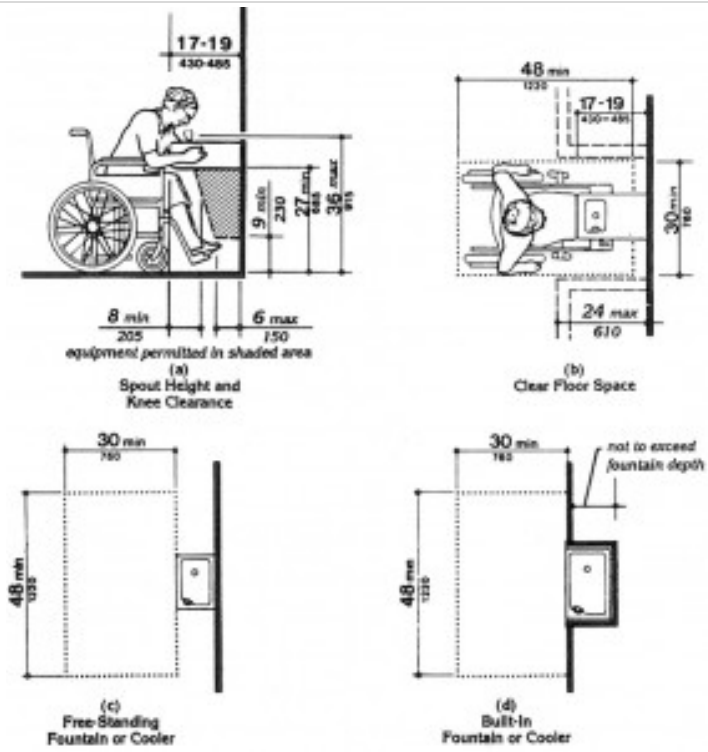
	QUANTITY	UNITS	TOTAL	SF COST
<p>This building contains a water fountain that is not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of one drinking fountain to meet the ADA requirements. Note that a bottle filler integrated into a drinking fountain does not make the water fountain accessible.</p> <p>This project or a portion thereof was previously recommended in the FCA reports dated 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Each	\$ 2,500.00	\$ 1.00
 <p>(a) Spout Height and Knee Clearance</p> <p>(b) Clear Floor Space</p> <p>(c) Free Standing Fountain or Cooler</p> <p>(d) Built-In Fountain or Cooler</p>				

IMAGE FROM WEB

0226 EXPLORER R & C COTTAGE #3

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0226ADA3 - ADA	STATUS	7/16/2024	NEW

ADA UPGRADES



	QUANTITY	UNITS	TOTAL	SF COST
<p>There are currently no Cottages fully ADA compliant while some of the Cottages have some elements of accessibility. This project will fully refurbish the Cottage including restrooms, kitchenette, entry door assemblies and sleeping areas.</p> <p>This project is currently in design under CIP 23-S02(6).</p>	1	Package	\$258,600.00	\$ 67.00
				

IMAGE FROM WEB

0226 EXPLORER R & C COTTAGE #3

		PRIORITY	2 - Two to Four Years	
PROJECT #	0226ENR2 - ENERGY SAVINGS	STATUS	7/1/2024	DEFERRED

EXTERIOR ENERGY RETROFIT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The building is constructed of concrete masonry units (CMU) with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient. This project recommends adding an exterior insulating finish system (EIFS) over the CMU and replacing the windows with new dual-pane, higher efficiency units.</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002, 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Package	\$434,300.00	\$ 113.00
				

0226 EXPLORER R & C COTTAGE #3

		PRIORITY	2 - Two to Four Years	
PROJECT #	0226ENR3 - ENERGY SAVINGS	STATUS	7/1/2024	IN PROGRESS

LIGHTING UPGRADE

	QUANTITY	UNITS	TOTAL	SF COST
<p>The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle T-8 LED lamps. Occupancy sensors will be installed in restrooms, utility closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.</p> <p>This project is in design under CIP 21-S08(6).</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002, 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	3847	Square Foot	\$ 7,700.00	\$ 2.00
				

IMAGE FROM WEB

0226 EXPLORER R & C COTTAGE #3

		PRIORITY	2 - Two to Four Years	
PROJECT #	0226EXT5 - BUILDING EXTERIOR	STATUS	7/1/2024	IN PROGRESS

EXTERIOR DOOR REPLACEMENT


	QUANTITY	UNITS	TOTAL	SF COST
<p>The exterior metal door at the rear entrance is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the door assembly with new a metal door, frame and hardware. Removal and disposal of the existing door is included in this estimate.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Package	\$ 8,000.00	\$ 2.00
				

IMAGE FROM WEB

0226 EXPLORER R & C COTTAGE #3

		PRIORITY	2 - Two to Four Years	
PROJECT #	0226HVA2 - HVAC	STATUS	7/1/2024	DEFERRED

EXHAUST FAN REPLACEMENT

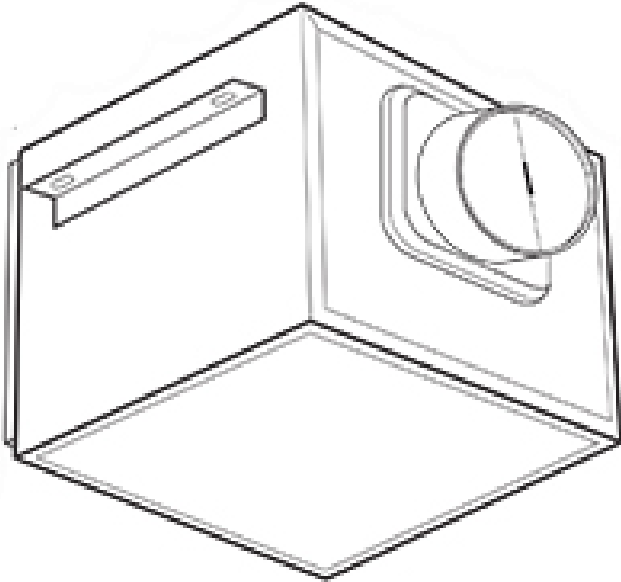

	QUANTITY	UNITS	TOTAL	SF COST
<p>The exhaust fans in the showers and restroom areas are inadequate for their application contributing to moisture accumulation and possible mold infiltration. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including ducting and connections to utilities. This report recommends the installation of high efficiency exhaust fans with humidity detection and delayed shut-off to exhaust all moisture and prevent future accumulation issues.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007, 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Each	\$ 5,000.00	\$ 1.00
				

IMAGE FROM WEB

0226 EXPLORER R & C COTTAGE #3

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0226EXT1 - BUILDING EXTERIOR	STATUS	7/1/2024	DEFERRED


EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
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 sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	3847	Square Foot	\$23,000.00	\$ 6.00
				

0226 EXPLORER R & C COTTAGE #3

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0226EXT6 - BUILDING EXTERIOR	STATUS	7/1/2024	NEW


ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
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 - 25 years. The roof warranty expires during that time frame. 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 2011 with a 20 year warranty. Based on the expected roofing lifespan, it is recommended that this building be re-roofed in the next 8 - 10 years to be consistent with the roofing program.	3847	Square Foot	\$84,600.00	\$ 22.00
<div><p>No Image Available</p></div>				

0226 EXPLORER R & C COTTAGE #3

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0226INT3 - BUILDING INTERIOR	STATUS	7/1/2024	DEFERRED

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes were 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.	3847	Square Foot	\$23,000.00	\$ 6.00
<div><p>No Image Available</p></div>				

0227 – INDIAN COTTAGE #4 **OCCUPIED**

FACILITY USAGE: INSTITUTIONAL HOUSING

CONSTRUCTION TYPE	II-B Unprotected Non-combustible (common commercial)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Cmu	- %
OCCUPANCY TYPE	100% I-1 Institutional - hospitals, nursing homes	- %

STATISTICS



BUILT	1962
AGE	62 yrs
ACQUIRED	1962
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	3,847
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.880990 / -115.725614
REPLACEMENT COST	\$2,692,900.00
COST PER SF	\$ 700.00
FACILITY CONDITION INDEX	24.62

The Indian Cottage is an uninsulated concrete masonry unit framed structure with a single-ply roofing system on a concrete foundation. The roofing was replaced in 2011 and included an 20 year warranty. The windows are single pane metal framed. It contains dormitory style individual sleeping rooms, restrooms and central gathering area with a kitchenette. The heating ventilation and air conditioning system was replaced under an agency project 18-A014(A) converting from the legacy underground piping loop to high efficiency furnaces and outdoor condensing units. The cottage is not required to be ADA compliant pending completion full ADA renovations of R&C and Mountaineer cottages under CIP 23-S02(6). The building and occupants are protected by fire alarm and fire suppression systems.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	1	\$ 2,500.00
2	5	\$530,000.00
3	3	\$130,600.00
TOTALS	9	\$663,100.00

0227 INDIAN COTTAGE #4

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0227ADA2 - ADA	STATUS	7/1/2024	DEFERRED

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

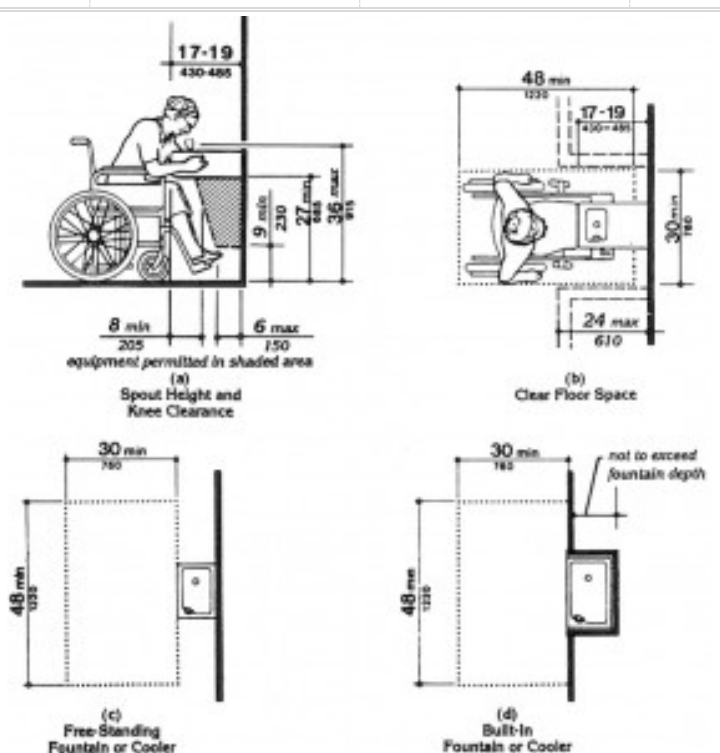
	QUANTITY	UNITS	TOTAL	SF COST
<p>This building contains a water fountain that is not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of one drinking fountain to meet the ADA requirements. Note that a bottle filler integrated into a drinking fountain does not make the water fountain accessible.</p> <p>This project or a portion thereof was previously recommended in the FCA reports dated 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Each	\$ 2,500.00	\$ 1.00
 <p>(a) Spout Height and Knee Clearance</p> <p>(b) Clear Floor Space</p> <p>(c) Free Standing Fountain or Cooler</p> <p>(d) Built-In Fountain or Cooler</p>				

IMAGE FROM WEB

0227 INDIAN COTTAGE #4

		PRIORITY	2 - Two to Four Years	
PROJECT #	0227ENR2 - ENERGY SAVINGS	STATUS	7/1/2024	DEFERRED


EXTERIOR ENERGY RETROFIT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The building is constructed of concrete masonry units (CMU) with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient. This project recommends adding an exterior insulating finish system (EIFS) over the CMU and replacing the windows with new dual-pane, higher efficiency units.</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002, 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Package	\$434,300.00	\$ 113.00
				

0227 INDIAN COTTAGE #4

		PRIORITY	2 - Two to Four Years	
PROJECT #	0227ENR3 - ENERGY SAVINGS	STATUS	7/1/2024	IN PROGRESS


LIGHTING UPGRADE

	QUANTITY	UNITS	TOTAL	SF COST
<p>The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle T-8 LED lamps. Occupancy sensors will be installed in restrooms, utility closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.</p> <p>This project is in design under CIP 21-S08(6).</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002, 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	3847	Square Foot	\$ 7,700.00	\$ 2.00
				

0227 INDIAN COTTAGE #4

		PRIORITY	2 - Two to Four Years	
PROJECT #	0227EXT4 - BUILDING EXTERIOR	STATUS	7/1/2024	DEFERRED


EXTERIOR DOOR REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The exterior metal door at the rear entrance is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the door assembly with new a metal door, frame and hardware. Removal and disposal of the existing door is included in this estimate.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.</p>	1	Package	\$ 8,000.00	\$ 2.00
				

0227 INDIAN COTTAGE #4

		PRIORITY	2 - Two to Four Years	
PROJECT #	0227HVA2 - HVAC	STATUS	7/1/2024	IN PROGRESS


EXHAUST FAN REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The exhaust fans in the showers and restroom areas are inadequate for their application contributing to moisture accumulation and possible mold infiltration. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including ducting and connections to utilities. This report recommends the installation of high efficiency exhaust fans with humidity detection and delayed shut-off to exhaust all moisture and prevent future accumulation issues.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007, 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Each	\$ 5,000.00	\$ 1.00
				

0227 INDIAN COTTAGE #4

		PRIORITY	2 - Two to Four Years	
PROJECT #	0227SEC1 - SECURITY	STATUS	4/23/2024	IN PROGRESS


MAGNETIC DOOR LOCK SYSTEM

	QUANTITY	UNITS	TOTAL	SF COST
The existing sleeping room door locks are older and problematic. They are not designed for this application and have become a security and safety concern for the inhabitants. The existing locks require constant maintenance because they do not hold up to the abuse by the residents. This project would provide for a new electric door control system including magnetic locks, control panel and all required electrical connections.	1	Package	\$75,000.00	\$ 19.00
				

0227 INDIAN COTTAGE #4

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0227EXT5 - BUILDING EXTERIOR	STATUS	7/1/2024	DEFERRED


EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
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 is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	3847	Square Foot	\$23,000.00	\$ 6.00
				

0227 INDIAN COTTAGE #4

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0227EXT6 - BUILDING EXTERIOR	STATUS	7/1/2024	NEW


ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
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 - 25 years. The roof warranty expires during that time frame. 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 2011 with a 20 year warranty. Based on the expected roofing lifespan, it is recommended that this building be re-roofed in the next 8 - 10 years to be consistent with the roofing program.	3847	Square Foot	\$84,600.00	\$ 22.00
<div><p>No Image Available</p></div>				

0227 INDIAN COTTAGE #4

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0227INT3 - BUILDING INTERIOR	STATUS	4/23/2024	DEFERRED

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 5 - 7 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.	3847	Square Foot	\$23,000.00	\$ 6.00
				

0228 – PIONEER COTTAGE #5 **OCCUPIED**

FACILITY USAGE: INSTITUTIONAL HOUSING

CONSTRUCTION TYPE	II-B Unprotected Non-combustible (common commercial)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Cmu	- %
OCCUPANCY TYPE	100% I-3 Prisons, reformatories	- %

STATISTICS



BUILT	1964
AGE	60 yrs
ACQUIRED	1964
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	3,847
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.881425 / -115.725920
REPLACEMENT COST	\$2,692,900.00
COST PER SF	\$ 700.00
FACILITY CONDITION INDEX	24.45


The Pioneer Cottage is an uninsulated concrete masonry unit framed structure with a single-ply roofing system on a concrete foundation. The roofing was replaced in 2011 and included an 20 year warranty. The windows are single pane metal framed. It contains a common sleeping area, restrooms and central gathering area with a kitchenette. The heating is provided by a site wide hot water loop providing heat to floor mounted registers and it has one roof mounted evaporative cooler. The cottage is not required to be ADA compliant pending completion full ADA renovations of R&C and Mountaineer cottages under CIP 23-S02(6). The building and occupants are protected by fire alarm and fire suppression systems.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	1	\$ 2,500.00
2	4	\$529,100.00
3	3	\$126,835.00
TOTALS	8	\$658,435.00

0228 PIONEER COTTAGE #5

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0228ADA2 - ADA	STATUS	7/2/2024	DEFERRED

DUAL LEVEL DRINKING FOUNTAIN

	QUANTITY	UNITS	TOTAL	SF COST
<p>This building contains a water fountain that is not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of one drinking fountain to meet the ADA requirements. Note that a bottle filler integrated into a drinking fountain does not make the water fountain accessible.</p> <p>This project or a portion thereof was previously recommended in the FCA reports dated 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Each	\$ 2,500.00	\$ 1.00
				

0228 PIONEER COTTAGE #5

		PRIORITY	2 - Two to Four Years	
PROJECT #	0228ENR2 - ENERGY SAVINGS	STATUS	4/23/2024	DEFERRED


EXTERIOR ENERGY RETROFIT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The building is constructed of concrete masonry units (CMU) with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient. This project recommends adding an exterior insulating finish system (EIFS) over the CMU and replacing the windows with new dual-pane, higher efficiency units.</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002, 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Package	\$434,300.00	\$ 113.00
				

0228 PIONEER COTTAGE #5

		PRIORITY	2 - Two to Four Years	
PROJECT #	0228ENR3 - ENERGY SAVINGS	STATUS	7/2/2024	IN PROGRESS


LIGHTING UPGRADE

	QUANTITY	UNITS	TOTAL	SF COST
<p>The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle T-8 LED lamps. Occupancy sensors will be installed in restrooms, utility closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.</p> <p>This project is in design under CIP 21-S08(6).</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002, 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	3847	Square Foot	\$ 7,700.00	\$ 2.00
				

0228 PIONEER COTTAGE #5

		PRIORITY	2 - Two to Four Years	
PROJECT #	0228HVA2 - HVAC	STATUS	7/2/2024	IN PROGRESS

EXHAUST FAN REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The exhaust fans in the showers and restroom areas are inadequate for their application contributing to moisture accumulation and possible mold infiltration. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including ducting and connections to utilities. This report recommends the installation of high efficiency exhaust fans with humidity detection and delayed shut-off to exhaust all moisture and prevent future accumulation issues.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007, 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	5	Each	\$ 2,500.00	\$ 1.00
				

0228 PIONEER COTTAGE #5

		PRIORITY	2 - Two to Four Years	
PROJECT #	0228INT4 - BUILDING INTERIOR	STATUS	7/26/2024	NEW


FLOORING REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The painted concrete flooring is failing with concrete expansion joint edges chipping creating an uneven walking surface. The project recommends the a complete renovation including stripping and patching the concrete and installation of a new 12 x 12 VCT tile flooring system with a 4" cove base.	3847	Square Foot	\$84,600.00	\$ 22.00
				

0228 PIONEER COTTAGE #5

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0228EXT5 - BUILDING EXTERIOR	STATUS	7/2/2024	DEFERRED


EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
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 is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	3847	Square Foot	\$23,000.00	\$ 6.00
				

0228 PIONEER COTTAGE #5

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0228EXT6 - BUILDING EXTERIOR	STATUS	7/2/2024	NEW


ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
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 - 25 years. The roof warranty expires during that time frame. 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 2011 with a 20 year warranty. Based on the expected roofing lifespan, it is recommended that this building be re-roofed in the next 8 - 10 years to be consistent with the roofing program.	3847	Square Foot	\$84,600.00	\$ 22.00
<div><p>No Image Available</p></div>				

0228 PIONEER COTTAGE #5

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0228INT2 - BUILDING INTERIOR	STATUS	7/2/2024	DEFERRED

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes were 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.	3847	Square Foot	\$19,235.00	\$ 5.00
				

0229 FRONTIER COTTAGE #6

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0229ADA2 - ADA	STATUS	7/3/2024	DEFERRED

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

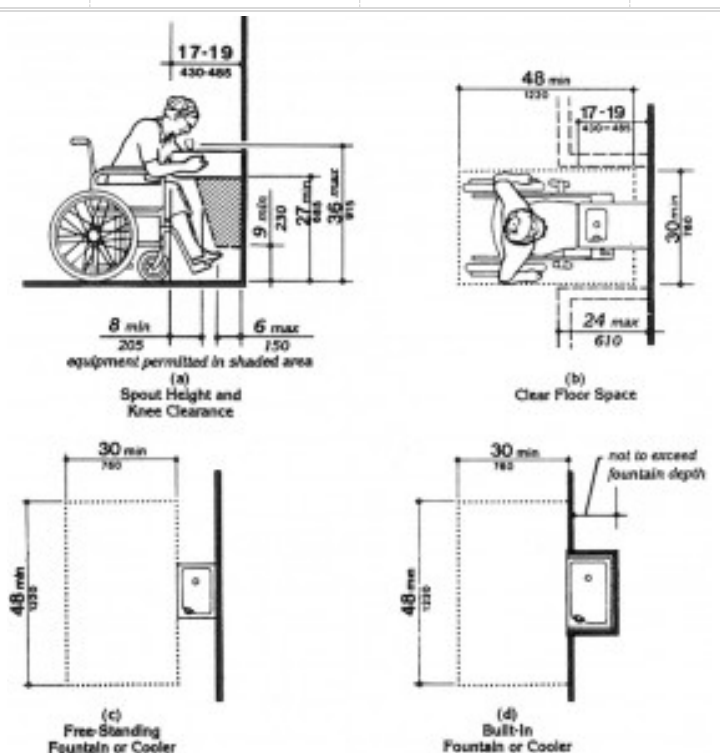

	QUANTITY	UNITS	TOTAL	SF COST
<p>This building contains a water fountain that is not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of one drinking fountain to meet the ADA requirements. Note that a bottle filler integrated into a drinking fountain does not make the water fountain accessible.</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Each	\$ 2,500.00	\$ 1.00
				

IMAGE FROM WEB

0229 FRONTIER COTTAGE #6

		PRIORITY	2 - Two to Four Years	
PROJECT #	0229ENR2 - ENERGY SAVINGS	STATUS	7/3/2024	DEFERRED


EXTERIOR ENERGY RETROFIT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The building is constructed of concrete masonry units (CMU) with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient. This project recommends adding an exterior insulating finish system (EIFS) over the CMU and replacing the windows with new dual-pane, higher efficiency units.</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002, 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Package	\$234,500.00	\$ 59.00
				

0229 FRONTIER COTTAGE #6

		PRIORITY	2 - Two to Four Years	
PROJECT #	0229ENR3 - ENERGY SAVINGS	STATUS	7/3/2024	IN PROGRESS

LIGHTING UPGRADE

	QUANTITY	UNITS	TOTAL	SF COST
<p>The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle T-8 LED lamps. Occupancy sensors will be installed in restrooms, utility closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.</p> <p>This project is in design under CIP 21-S08(6).</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002, 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	3990	Square Foot	\$ 8,000.00	\$ 2.00
				

0229 – FRONTIER COTTAGE #6 OCCUPIED

FACILITY USAGE: INSTITUTIONAL HOUSING

CONSTRUCTION TYPE	II-B Unprotected Non-combustible (common commercial)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Cmu	- %
OCCUPANCY TYPE	100% I-1 Institutional - hospitals, nursing homes	- %

STATISTICS



BUILT	1966
AGE	58 yrs
ACQUIRED	1966
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	3,990
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.880990 / -115.725614
REPLACEMENT COST	\$2,793,000.00
COST PER SF	\$ 700.00
FACILITY CONDITION INDEX	18.52

The Frontier Cottage #6 is a CMU and concrete framed structure with a single-ply roofing system on a concrete foundation. The roofing was replaced in 2011 and included an 20 year warranty. The windows are single pane metal framed. It contains a common sleeping area, restrooms and central gathering area with a kitchenette. The cottage has some ADA elements, however, it is not required to be ADA compliant pending completion full ADA renovations of R&C and Mountaineer cottages under CIP 23-S02(6). The HVAC system is a stand alone system with gas fired furnaces and evaporative coolers. It also has a fire alarm and sprinkler system. This building shares a common wall with the Adventurer Cottage and is a mirror image of this Cottage.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	1	\$ 2,500.00
2	4	\$259,500.00
3	4	\$255,300.00
TOTALS	9	\$517,300.00

0229 FRONTIER COTTAGE #6

		PRIORITY	2 - Two to Four Years	
PROJECT #	0229EXT3 - BUILDING EXTERIOR	STATUS	7/3/2024	DEFERRED

EXTERIOR DOOR REPLACEMENT



	QUANTITY	UNITS	TOTAL	SF COST
<p>The exterior metal doors on the building are damaged from age and general wear and tear and have reached the end of its expected life. This project would provide for the replacement of the door assemblies with new a metal door, frame and hardware. Removal and disposal of the existing door is included in this estimate.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	3	Each	\$12,000.00	\$ 3.00
				

IMAGE FROM WEB

0229 FRONTIER COTTAGE #6

		PRIORITY	2 - Two to Four Years	
PROJECT #	0229HVA2 - HVAC	STATUS	7/3/2024	DEFERRED


EXHAUST FAN REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The exhaust fans in the showers and restroom areas are inadequate for their application contributing to moisture accumulation and possible mold infiltration. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including ducting and connections to utilities. This report recommends the installation of high efficiency exhaust fans with humidity detection and delayed shut-off to exhaust all moisture and prevent future accumulation issues.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007, 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Each	\$ 5,000.00	\$ 1.00
				

0229 FRONTIER COTTAGE #6

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0229EXT2 - BUILDING EXTERIOR	STATUS	7/3/2024	DEFERRED


EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
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 is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	3990	Square Foot	\$23,900.00	\$ 6.00
<div><p>No Image Available</p></div>				

0229 FRONTIER COTTAGE #6

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0229EXT4 - BUILDING EXTERIOR	STATUS	7/3/2024	NEW

ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
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 - 25 years. The roof warranty expires during that time frame. 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 2011 with a 20 year warranty. Based on the expected roofing lifespan, it is recommended that this building be re-roofed in the next 8 - 10 years to be consistent with the roofing program.	3990	Square Foot	\$87,800.00	\$ 22.00
<div><p>No Image Available</p></div>				

0229 FRONTIER COTTAGE #6

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0229HVA3 - HVAC	STATUS	7/3/2024	DEFERRED

HVAC REPLACEMENT


	QUANTITY	UNITS	TOTAL	SF COST
<p>There are 6 FAU's located in the mechanical room which provide heat for this cottage and the Adventurer cottage. They are older and reaching the end of their useful life and scheduled for replacement within the 4 - 6 years. It is also recommended that the evaporative units be replaced with mechanical cooling. This project address both the Frontier and Adventurer cottages.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Package	\$119,700.00	\$ 30.00
				

IMAGE FROM WEB

0229 FRONTIER COTTAGE #6

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0229INT2 - BUILDING INTERIOR	STATUS	7/3/2024	DEFERRED

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
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.	3990	Square Foot	\$23,900.00	\$ 6.00
				

0230 – MULTIPURPOSE, DINING & CULINARY OCCUPIED

FACILITY USAGE: ASSEMBLY-AUDITORIUM, GYM, MULTI, THEATER, CHAPEL

CONSTRUCTION TYPE	II-B Unprotected Non-combustible (common commercial)		
100 %	FIRE SUPPRESSED		
EXTERIOR TYPE	80% Painted Cmu	20% Glass And Aluminum	
OCCUPANCY TYPE	100% B Offices or Higher Education Offices	-%	

STATISTICS



BUILT	1962
AGE	62 yrs
ACQUIRED	1962
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	15,856
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.880559 / -115.726851
REPLACEMENT COST	\$11,099,200.00
COST PER SF	\$ 700.00
FACILITY CONDITION INDEX	10.21

The Multipurpose, Dining and Culinary building is a concrete masonry unit, steel and wood framed structure with a single-ply roofing system on a concrete foundation. The roofing was replaced in 2008 and included an 15 year warranty. The building contains the main kitchen and dining room, laundry services, a large multi purpose room, restrooms and the central plant which provides heating and cooling for the building. The HVAC system including the chiller, air handlers and kitchen Make-up Air Unit were replaced in 2006 under CIP 05-C35, the boilers replaced in 2017 under CIP 15-M40. The building has a fire alarm and sprinkler system as well as some ADA accessible improvements to the Men's and Women's restrooms.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	1	\$10,000.00
2	5	\$527,900.00
3	4	\$595,780.00
TOTALS	10	\$1,133,680.00

0230 MULTIPURPOSE, DINING & CULINARY

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0230SIT1 - SITE ISSUES	STATUS	7/18/2024	DEFERRED


SITE DRAINAGE IMPROVEMENTS

	QUANTITY	UNITS	TOTAL	SF COST
<p>The building has a drainage problem on the north side where grade does not properly slope away from the building. This is causing water to pool up next to the building which may infiltrate the interior during inclement weather and cause damage to the concrete foundation walls. This project would create positive flow away from the building by regrading and installing French drains as needed.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Package	\$10,000.00	\$ 1.00
				

0230 MULTIPURPOSE, DINING & CULINARY

		PRIORITY	2 - Two to Four Years	
PROJECT #	0230HVA1 - HVAC	STATUS	7/3/2024	IN PROGRESS

HEATER INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
<p>The Laundry Room does not currently have any heating equipment and is uncomfortably cold in the winter. It is recommended to install heating equipment in the room to ensure a comfortable work environment. This project would provide for the purchase and installation of a natural gas fired heater including all required connections to existing utilities.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Each	\$ 3,500.00	\$ 0.00
<div><p>No Image Available</p></div>				

0230 MULTIPURPOSE, DINING & CULINARY

		PRIORITY	2 - Two to Four Years	
PROJECT #	0230HVA2 - HVAC	STATUS	7/18/2024	IN PROGRESS


CHILLER REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The HVAC systems in the building were mostly replaced in 2017 and are in good working order.0 The chiller and associated piping was replaced in 2005 and reaching the end of its useful life. This project would fund the replacement of the chiller and associated piping in the building. This project includes removal and disposal of the equipment and materials. It also includes connections of all required utilities.</p> <p>This project is in construction under CIP 21-M02(9).</p>	1	Package	\$424,600.00	\$ 27.00
				

0230 MULTIPURPOSE, DINING & CULINARY

		PRIORITY	2 - Two to Four Years	
PROJECT #	0230HVA3 - HVAC	STATUS	7/3/2024	NEW

MECHANICAL MEZZANINE RENOVATION

	QUANTITY	UNITS	TOTAL	SF COST
The mechanical mezzanine contains a 4-pipe (hot & chilled water) air handling unit and a water heater. With these systems, there are multiple sources of leaks including control valve and manual valve packing, threaded pipe connections and coil cleaning maintenance. Hot water piping and connections are most prone to leaking due to seasonal thermal cycling. In addition, there is no water proofing or floor protection and the floor sink is raised off the floor plane. This project recommends installing an additional floor sink and relocating the existing sink to the plane of the floor and install a water resistant flooring system in the mezzanine over the exposed wood sub-floor.	1	Package	\$25,000.00	\$ 2.00
				

0230 MULTIPURPOSE, DINING & CULINARY

		PRIORITY	2 - Two to Four Years	
PROJECT #	0230INT3 - BUILDING INTERIOR	STATUS	7/3/2024	IN PROGRESS

CLOTHES WASHER REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>One of the commercial steam powered clothes washers/ extractors is original to the building, the other has been replaced recently. The older one is reaching the end of its useful life and should be scheduled for replacement. This project provides for removal and disposal of the existing washer/ extractor and replacing it with a new unit.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Each	\$15,000.00	\$ 1.00
				

IMAGE FROM WEB

0230 MULTIPURPOSE, DINING & CULINARY

		PRIORITY	2 - Two to Four Years	
PROJECT #	0230INT4 - BUILDING INTERIOR	STATUS	7/18/2024	NEW

FLOORING REPLACEMENT



	QUANTITY	UNITS	TOTAL	SF COST
The VCT (vinyl composite tile) flooring in the Dining and Servery is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 4" base.	4200	Square Foot	\$59,800.00	\$ 4.00
				

IMAGE FROM WEB

0230 MULTIPURPOSE, DINING & CULINARY

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0230EXT3 - BUILDING EXTERIOR	STATUS	7/3/2024	DEFERRED


EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
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 is painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	15856	Square Foot	\$95,100.00	\$ 6.00
				

0230 MULTIPURPOSE, DINING & CULINARY

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0230EXT4 - BUILDING EXTERIOR	STATUS	6/28/2024	NEW


ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
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 - 25 years. The roof warranty expires during that time frame. 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 2008 with a 15 year warranty. Based on the expected roofing lifespan, it is recommended that this building be re-roofed in the next 6 - 8 years to be consistent with the roofing program.	15856	Square Foot	\$348,800.00	\$ 22.00
<div><p>No Image Available</p></div>				

0230 MULTIPURPOSE, DINING & CULINARY

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0230INT2 - BUILDING INTERIOR	STATUS	7/3/2024	DEFERRED


INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
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.	15856	Square Foot	\$79,280.00	\$ 5.00
				

0230 MULTIPURPOSE, DINING & CULINARY

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0230INT5 - BUILDING INTERIOR	STATUS	7/18/2024	NEW

FLOORING REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The carpet in the multipurpose room is starting to wear and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new heavy duty commercial grade carpet in the next 6 - 8 years.	5100	Square Foot	\$72,600.00	\$ 5.00
				

0231 – CLASSROOMS & INFIRMARY OCCUPIED

FACILITY USAGE: CLASSROOM

CONSTRUCTION TYPE	II-B Unprotected Non-combustible (common commercial)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	70% Brick Masonry	30% Glass And Aluminum
OCCUPANCY TYPE	80% E	20% B Offices or Higher Education Offices

STATISTICS



BUILT	1972
AGE	52 yrs
ACQUIRED	1972
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	20,590
FLOORS	1
BASEMENT?	Yes
LONGITUDE /LATITUDE	40.880011 / -115.727774
REPLACEMENT COST	\$14,413,000.00
COST PER SF	\$ 700.00
FACILITY CONDITION INDEX	12.67


The Classrooms & Infirmary building is a brick masonry, wood and concrete structure with a standing seam metal roof on a concrete foundation. It contains 12 classrooms, offices, a library and an infirmary as well as restrooms. The mechanical equipment is located in the basement portion except for the chiller, which is located outside on the northwest side of the building. The major mechanical equipment including chiller, supply fan(s) and all hot and chilled water coils were replaced under CIP 15-M40. The building has a fire alarm system but is lacking fire sprinklers. According to NAC 477.915, fire sprinklers must be installed at the next remodel or addition to the building.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	3	\$152,500.00
2	6	\$1,467,580.00
3	2	\$206,000.00
TOTALS	11	\$1,826,080.00

0231 CLASSROOMS & INFIRMARY

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0231ADA1 - ADA	STATUS	7/8/2024	DEFERRED


ADA RESTROOM UPGRADE

	QUANTITY	UNITS	TOTAL	SF COST
<p>The Men's and Women's designated ADA restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms into ADA compliant restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/23/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	2	Each	\$140,000.00	\$ 7.00
				

0231 CLASSROOMS & INFIRMARY

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0231ADA2 - ADA	STATUS	7/8/2024	DEFERRED

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
<p>This building contains a water fountain that is not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of one drinking fountain to meet the ADA requirements. Note that a bottle filler integrated into a drinking fountain does not make the water fountain accessible.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/23/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	2	Each	\$ 5,000.00	\$ 0.00
				

0231 CLASSROOMS & INFIRMARY

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0231ADA4 - ADA	STATUS	7/8/2024	DEFERRED

ADA SIGNAGE


	QUANTITY	UNITS	TOTAL	SF COST
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. The 2018 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA report dated 08/23/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.	1	Package	\$ 7,500.00	\$ 0.00
				

IMAGE FROM WEB

0231 CLASSROOMS & INFIRMARY

		PRIORITY	2 - Two to Four Years	
PROJECT #	0231ENR2 - ENERGY SAVINGS	STATUS	7/8/2024	IN PROGRESS


LIGHTING UPGRADE

	QUANTITY	UNITS	TOTAL	SF COST
<p>The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.</p> <p>This project is in design under CIP 21-S08(6).</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002, 08/23/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	20590	Square Foot	\$41,200.00	\$ 2.00
				

0231 CLASSROOMS & INFIRMARY

		PRIORITY	2 - Two to Four Years	
PROJECT #	0231EXT1 - BUILDING EXTERIOR	STATUS	7/9/2024	IN PROGRESS


ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The standing seam metal roof on this building was in poor condition at the time of the survey and had active leaks. It is recommended that this building be re-roofed in the next 1 - 2 years with a new single-ply roofing system which will be installed directly over the existing metal roof. This will allow the roof to qualify for the statewide roofing program warranty and preventative maintenance agreement. This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/23/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023. This project is in design under CIP 21-S01(11)	20590	Square Foot	\$247,080.00	\$ 12.00
<div><p>No Image Available</p></div>				

0231 CLASSROOMS & INFIRMARY

		PRIORITY	2 - Two to Four Years	
PROJECT #	0231EXT3 - BUILDING EXTERIOR	STATUS	7/9/2024	DEFERRED


WINDOW REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 125 units. Removal and disposal of the existing windows is included in this estimate.</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/23/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.</p>	125	Each	\$250,000.00	\$ 12.00
				

0231 CLASSROOMS & INFIRMARY

		PRIORITY	2 - Two to Four Years	
PROJECT #	0231EXT4 - BUILDING EXTERIOR	STATUS	7/8/2024	DEFERRED


EXTERIOR DOOR REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The existing exterior metal doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of 15 new hollow metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/23/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.</p>	15	Each	\$60,000.00	\$ 3.00
				

0231 CLASSROOMS & INFIRMARY

		PRIORITY	2 - Two to Four Years	
PROJECT #	0231INT1 - BUILDING INTERIOR	STATUS	7/8/2024	DEFERRED


FLOORING REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The VCT (vinyl composite tile), carpet and ceramic tile flooring in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base, heavy duty commercial grade carpet and new ceramic tile in the next 2 - 3 years.</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002, 08/23/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	20590	Square Foot	\$663,400.00	\$ 32.00
				

0231 CLASSROOMS & INFIRMARY

		PRIORITY	2 - Two to Four Years	
PROJECT #	0231INT5 - BUILDING INTERIOR	STATUS	7/9/2024	DEFERRED


CEILING REPAIR

	QUANTITY	UNITS	TOTAL	SF COST
<p>The ceilings in the building consist of a 12x12 acoustical tile installed over wood T & G decking. The acoustical tiles are stained and falling off due to roof leaks. This project would provide for removal and disposal of damaged sections of drywall and acoustical tiles and re-installation of drywall and surface mounted acoustical tiles.</p> <p>This project should be implemented concurrently with the ROOF REPLACEMENT project.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/23/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	20590	Square Foot	\$205,900.00	\$ 10.00
				

0231 CLASSROOMS & INFIRMARY

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0231EXT5 - BUILDING EXTERIOR	STATUS	7/8/2024	NEW


EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
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 brick masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	20590	Square Foot	\$103,000.00	\$ 5.00
				

0231 CLASSROOMS & INFIRMARY

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0231INT4 - BUILDING INTERIOR	STATUS	7/9/2024	DEFERRED

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes were in fair condition. It is recommended that the interior walls and ceilings be cleaned and sealed or 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.	20590	Square Foot	\$103,000.00	\$ 5.00
				

0232 – INDUSTRIAL/VOCATIONAL OCCUPIED

FACILITY USAGE: MAINTENANCE-INSPECTION, SHOP, WAREHOUSE

CONSTRUCTION TYPE	II-B Unprotected Non-combustible (common commercial)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Cmu	- %
OCCUPANCY TYPE	100% S-1 Moderate hazard storage	- %

STATISTICS



BUILT	1966
AGE	58 yrs
ACQUIRED	1966
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	11,264
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.881110 / -115.727971
REPLACEMENT COST	\$6,195,200.00
COST PER SF	\$ 550.00
FACILITY CONDITION INDEX	27.44


The Industrial/Vocational building is a concrete masonry unit and steel framed structure with a single-ply roofing system and concrete foundation. The roofing was replaced in 2011 and included an 20 year warranty. It contains shop and training areas for a variety of trades including woodworking, welding, auto repair as well as offices for the NYTC facility maintenance personnel. The well monitoring equipment is located in this building. It has a fire alarm and fire suppression system. The facility is not ADA accessible. The heating system was replaced in 1998 when the site converted to natural gas.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	3	\$889,300.00
2	7	\$313,800.00
3	4	\$496,720.00
TOTALS	14	\$1,699,820.00

0232 INDUSTRIAL/VOCATIONAL

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0232HVA1 - HVAC	STATUS	7/11/2024	IN PROGRESS


HVAC EQUIPMENT UPGRADE

	QUANTITY	UNITS	TOTAL	SF COST
<p>The existing HVAC system consists of a closed loop hot water system served by a boiler and several evaporative coolers. The boiler and water treatment systems are in good condition. Several ceiling mounted heating units are not operational due to missing parts and they have reached the end of their expected life. There are also several evaporative coolers that are not working or are in need of replacement. This project would provide for replacing all of the heating units and evaporative coolers.</p> <p>This project is in construction under CIP 21-M02(8)</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	11264	Square Foot	\$614,000.00	\$ 55.00
				

0232 INDUSTRIAL/VOCATIONAL

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0232SFT2 - SAFETY ISSUES	STATUS	7/11/2024	DEFERRED


FIRE SUPPRESSION SYSTEM REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>This building has an outdated fire suppression system. The sprinkler heads appear to be a model that have been recalled, and the system will need to be replaced. Costs are estimated for complete system replacement, as the new design may require replacement of uprights, pipe and controls. This project recommends replacing the existing system and implementing a comprehensive testing and service schedule to prevent problems from occurring in the future.</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002, 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	11264	Square Foot	\$270,300.00	\$ 24.00
<div><p>No Image Available</p></div>				

0232 INDUSTRIAL/VOCATIONAL

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0232STR1 - STRUCTURAL	STATUS	7/29/2024	NEW


STRUCTURAL ASSESSMENT

	QUANTITY	UNITS	TOTAL	SF COST
The CMU exterior wall has noticeable cracks located near the top opening of an overhead door, possibly caused by stress concentrations at the corner of the opening. This project would provide for an assessment to be done by a Structural Engineer to identify the cause and whether repairs are needed. Future recommendations and cost for possible repairs are not included in this project.	1	Package	\$ 5,000.00	\$ 0.00
				

0232 INDUSTRIAL/VOCATIONAL

		PRIORITY	2 - Two to Four Years	
PROJECT #	0232ENR2 - ENERGY SAVINGS	STATUS	7/11/2024	IN PROGRESS

LIGHTING UPGRADE

	QUANTITY	UNITS	TOTAL	SF COST
<p>The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.</p> <p>This project is in design under CIP 21-S08(6).</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002, 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 052/09/2023.</p>	11264	Square Foot	\$56,300.00	\$ 5.00
				

0232 INDUSTRIAL/VOCATIONAL

		PRIORITY	2 - Two to Four Years	
PROJECT #	0232ENV1 - ENVIRONMENTAL	STATUS	7/9/2024	IN PROGRESS


DUST COLLECTION SYSTEM REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The building has a woodshop which has an inoperative dust collection system. The existing exhaust fan is undersized for the equipment being used. This project recommends the replacement of the dust collection system with a higher capacity system, including the fan, motor and ducting to each piece of equipment.</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002, 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Package	\$60,000.00	\$ 5.00
				

0232 INDUSTRIAL/VOCATIONAL

		PRIORITY	2 - Two to Four Years	
PROJECT #	0232EXT3 - BUILDING EXTERIOR	STATUS	7/11/2024	DEFERRED


WINDOW REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 2 units. Removal and disposal of the existing windows is included in this estimate.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	2	Each	\$ 3,000.00	\$ 0.00
<div><p>No Image Available</p></div>				

0232 INDUSTRIAL/VOCATIONAL

		PRIORITY	2 - Two to Four Years	
PROJECT #	0232INT1 - BUILDING INTERIOR	STATUS	4/23/2024	DEFERRED


INTERIOR DOOR REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The interior doors in this building are hollow core wood units and are damaged from general wear and tear. This project would provide for the installation of new solid core metal interior doors including frames, lever action door handles, hardware and paint. Removal and disposal of the existing doors is included in this cost estimate. A total of 10 interior doors was used in this estimate.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	10	Each	\$15,000.00	\$ 1.00
				

0232 INDUSTRIAL/VOCATIONAL

		PRIORITY	2 - Two to Four Years	
PROJECT #	0232PLM2 - PLUMBING	STATUS	7/11/2024	DEFERRED


HOSE BIBB REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The hose bibbs on the exterior of the building have not stood up to the winter climate. They are broken and are no longer in use. This report recommends replacing six exterior hose bibbs with freeze-proof wall hydrants.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007, 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	6	Each	\$ 4,500.00	\$ 0.00
<div><p>No Image Available</p></div>				

0232 INDUSTRIAL/VOCATIONAL

		PRIORITY	2 - Two to Four Years	
PROJECT #	0232SFT3 - SAFETY ISSUES	STATUS	7/11/2024	IN PROGRESS


PAINT BOOTH REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The building has a paint room which is used by the wood shop, automotive repair shop and various other uses. The equipment is antiquated and obsolete and is not presently used. This project provides funding to remodel the paint booth/ room in order to bring it up to current standards, including necessary electrical, egress and OSHA upgrades.</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002, 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Package	\$75,000.00	\$ 7.00
				

0232 INDUSTRIAL/VOCATIONAL

		PRIORITY	2 - Two to Four Years	
PROJECT #	0232SFT7 - SAFETY ISSUES	STATUS	7/11/2024	IN PROGRESS


VEHICLE EXHAUST EXTRACTION SYSTEM

	QUANTITY	UNITS	TOTAL	SF COST
<p>The vehicle maintenance garage has an exhaust extraction system that is no longer functioning. Table 403.7 in the 2018 Uniform Mechanical Code states that "Auto repair rooms where engines are run shall have exhaust systems that directly connect to the engine exhaust and prevent escape of fumes". This project would provide for the purchase and installation of a vehicle exhaust extraction system including, hoses, automatic shut off, electrical connections and roof mounted exhaust fans and equipment as provided by the manufacturer.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.</p>	1	Each	\$100,000.00	\$ 9.00
<div>  <p>No Image Available</p> </div>				

0232 INDUSTRIAL/VOCATIONAL

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0232ADA1 - ADA	STATUS	7/9/2024	DEFERRED


ADA RESTROOM UPGRADE

	QUANTITY	UNITS	TOTAL	SF COST
<p>The four restrooms in the building are original to the building and in overall poor condition. The finishes, fixtures, cabinets, toilets, showers and exhaust fans are showing signs of wear and deterioration and none of them meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of each restroom is necessary. This project would provide funding for construction of four unisex accessible restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007, 09/18/2013 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	4	Each	\$80,000.00	\$ 7.00
				

0232 INDUSTRIAL/VOCATIONAL

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0232EXT2 - BUILDING EXTERIOR	STATUS	7/9/2024	DEFERRED


EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
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 is painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	11264	Square Foot	\$56,300.00	\$ 5.00
				

0232 INDUSTRIAL/VOCATIONAL

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0232EXT7 - BUILDING EXTERIOR	STATUS	7/11/2024	NEW


ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
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 - 25 years. The roof warranty expires during that time frame. 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 2006 with a 15 year warranty. Based on the expected roofing lifespan, it is recommended that this building be re-roofed, including the skylights in the next 8 - 10 years to be consistent with the roofing program.	11264	Square Foot	\$304,100.00	\$ 27.00
<div><p>No Image Available</p></div>				

0232 INDUSTRIAL/VOCATIONAL

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0232INT2 - BUILDING INTERIOR	STATUS	7/11/2024	DEFERRED

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
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.	11264	Square Foot	\$56,320.00	\$ 5.00
				

0233 – GYMNASIUM OCCUPIED

FACILITY USAGE: ASSEMBLY-AUDITORIUM, GYM, MULTI, THEATER, CHAPEL

CONSTRUCTION TYPE	II-B Unprotected Non-combustible (common commercial)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	90% Brick Masonry	10% Glass And Aluminum
OCCUPANCY TYPE	80% A-4 Assembly uses intended for viewing of indoor events and activities with spectator seating	20% B Offices or Higher Education Offices

STATISTICS



BUILT	1976
AGE	48 yrs
ACQUIRED	1976
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	15,316
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.879399 / -115.728905
REPLACEMENT COST	\$8,423,800.00
COST PER SF	\$ 550.00
FACILITY CONDITION INDEX	21.63

The Gymnasium is a brick masonry and steel framed structure with a single-ply roofing system on a concrete foundation. The roofing was replaced in 2011 and included an 20 year warranty. It contains a large gym area, restrooms, lockers, storage rooms and a mechanical room located in a small second floor room. The mechanical room contains the heating only air handling unit, boilers, pumps and water heaters. It was completely renovated in 2019 under CIP 17-M27. There is no cooling in the building. Significant ADA accessibility issues remain but has had some improvements. The building has a fire alarm system but is lacking fire sprinklers. According to NAC 477.915, fire sprinklers must be installed at the next remodel or addition to the building.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	4	\$248,700.00
2	6	\$1,045,700.00
3	4	\$527,980.00
TOTALS	14	\$1,822,380.00

0233 GYMNASIUM

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0233ADA1 - ADA	STATUS	7/11/2024	DEFERRED

ADA SIGNAGE


	QUANTITY	UNITS	TOTAL	SF COST
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. The 2018 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002, 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.	1	Package	\$ 5,000.00	\$ 0.00
				

IMAGE FROM WEB

0233 GYMNASIUM

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0233ADA2 - ADA	STATUS	7/11/2024	DEFERRED


EXTERIOR DOOR REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The entrances to the building are a mix of single leaf and double leaf commercial grade metal door assemblies and a storefront entrance system at the main entrance. None of these are ADA compliant. The doors and frames are old damaged and are in need of replacement. This project would provide for the installation of new metal door assemblies with lever-operated hardware and a new storefront entrance system complete with all required ADA accessible hardware. Painting of the new doors and removal and disposal of the old doors is included in this estimate. 10 doors were used for this estimate. The 2018 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	10	Package	\$239,700.00	\$ 16.00
				

0233 GYMNASIUM

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0233ADA5 - ADA	STATUS	7/11/2024	DEFERRED

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
<p>This building contains a water fountain that is not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Each	\$ 2,500.00	\$ 0.00
				

0233 GYMNASIUM

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0233SFT3 - SAFETY ISSUES	STATUS	7/11/2024	IN PROGRESS

OCCUPANT LOAD SIGNAGE



	QUANTITY	UNITS	TOTAL	SF COST
<p>The 2018 IBC Chapter 1004.3 states that an assembly occupancies shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. The gymnasium meets this criteria. This project provides for creating and installing compliant signage for the gymnasium.</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002, 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Package	\$ 1,500.00	\$ 0.00
				

IMAGE FROM WEB

0233 GYMNASIUM

		PRIORITY	2 - Two to Four Years	
PROJECT #	0233ADA4 - ADA	STATUS	7/11/2024	DEFERRED


ADA LOCKER ROOM RESTROOM UPGRADE

	QUANTITY	UNITS	TOTAL	SF COST
<p>The restroom and shower fixtures in the locker rooms are worn and damaged from many years of use including the water closets, urinals, lavatories, faucets, shower heads and handles. Many fixtures are or have been leaking and have caused extensive scaling and staining to the fixtures themselves. It is recommended that all fixtures be replaced with new ADA compliant units. This project includes removal and disposal of the existing fixtures and installation of new fixtures. The 2018 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Package	\$50,000.00	\$ 3.00
				

0233 GYMNASIUM

		PRIORITY	2 - Two to Four Years	
PROJECT #	0233ENR2 - ENERGY SAVINGS	STATUS	7/11/2024	IN PROGRESS


LIGHTING UPGRADE

	QUANTITY	UNITS	TOTAL	SF COST
<p>The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade T-12 lamps to T-8 lamps with electronic ballasts and upgrade the HID (high intensity discharge) lamps to current standards, resulting in increased efficiency and reduced costs associated with illumination and HVAC load. Occupancy sensors will be installed in restrooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.</p> <p>This project is in design under CIP 21-S08(6).</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002, 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	15316	Square Foot	\$76,600.00	\$ 5.00
				

0233 GYMNASIUM

		PRIORITY	2 - Two to Four Years	
PROJECT #	0233INT3 - BUILDING INTERIOR	STATUS	7/11/2024	IN PROGRESS


GYMNASIUM FLOOR REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The existing rubber flooring in the gymnasium is reaching the end of its useful life. This project would provide for the removal of the existing flooring and installation of a new wood floor. A 25/32" thick maple on a sleeper system was used for this estimate.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	8268	Square Foot	\$611,100.00	\$ 40.00
				

0233 GYMNASIUM

		PRIORITY	2 - Two to Four Years	
PROJECT #	0233INT4 - BUILDING INTERIOR	STATUS	7/11/2024	IN PROGRESS


BLEACHER REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The existing wood bleachers in the gymnasium are reaching the end of their useful life. This project would provide for the removal and disposal of the existing bleachers and installation of new bleachers. Wood, manually telescoping bleachers to seat 500 people were used for this estimate.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007 and 09/18/2013.. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	500	Each	\$160,000.00	\$ 10.00
				

0233 GYMNASIUM

		PRIORITY	2 - Two to Four Years	
PROJECT #	0233INT5 - BUILDING INTERIOR	STATUS	4/23/2024	DEFERRED

INTERIOR DOOR REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The interior doors in this building are hollow core metal units and most are damaged from general wear and tear. This project would provide for the installation of new solid core interior doors including frames, lever action door handles, hardware and paint. Removal and disposal of the existing doors is included in this cost estimate. A total of 14 interior doors was used in this estimate.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	14	Each	\$28,000.00	\$ 2.00
				

0233 GYMNASIUM

		PRIORITY	2 - Two to Four Years	
PROJECT #	0233INT7 - BUILDING INTERIOR	STATUS	7/11/2024	IN PROGRESS

BASKETBALL BACKSTOP REPLACEMENT



	QUANTITY	UNITS	TOTAL	SF COST
<p>The existing backstops in the gymnasium are reaching the end of their useful life and should be scheduled for replacement. The cables and mechanisms are worn out and do not function properly. This project would provide for the removal and disposal of the existing backstops and installation of new ones. An electrically operated, ceiling suspended, fold up basketball backstop was used for this estimate.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	6	Each	\$120,000.00	\$ 8.00
				

IMAGE FROM WEB

0233 GYMNASIUM

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0233EXT2 - BUILDING EXTERIOR	STATUS	7/11/2024	DEFERRED


EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
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 cleaning and sealing the brick masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	15316	Square Foot	\$76,580.00	\$ 5.00
				

0233 GYMNASIUM

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0233EXT5 - BUILDING EXTERIOR	STATUS	7/23/2024	NEW


ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
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 - 25 years. The roof warranty expires during that time frame. 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 2011 with a 20 year warranty. Based on the expected roofing lifespan, it is recommended that this building be re-roofed in the next 8 - 10 years to be consistent with the roofing program.	15316	Square Foot	\$337,000.00	\$ 22.00
<div><p>No Image Available</p></div>				

0233 GYMNASIUM

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0233INT2 - BUILDING INTERIOR	STATUS	7/11/2024	DEFERRED

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
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.	15316	Square Foot	\$91,900.00	\$ 6.00
				

0233 GYMNASIUM

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0233INT8 - BUILDING INTERIOR	STATUS	7/11/2024	DEFERRED

LOCKER REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The 30 existing lockers in the gymnasium are reaching the end of their useful life and should be scheduled for replacement when sports are reintroduced to the school. This project would provide for the removal and disposal of the existing lockers and installation of new lockers. An 18"x15"x72" steel, baked enamel locker was used for this estimate.	30	Each	\$22,500.00	\$ 1.00

This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.



IMAGE FROM WEB

0234 – SUPERINTENDENT'S RESIDENCE **VACANT**

FACILITY USAGE: RESIDENCE

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	- %
OCCUPANCY TYPE	100% R-3 Residential, where occupants are primarily permanent and not R-1, R-2 or R-4 or I.	- %

STATISTICS



BUILT	1989
AGE	35 yrs
ACQUIRED	1989
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	1,456
FLOORS	2
BASEMENT?	No
LONGITUDE /LATITUDE	40.884044 / -115.717375
REPLACEMENT COST	\$800,800.00
COST PER SF	\$ 550.00
FACILITY CONDITION INDEX	30.01


The Superintendent's Residence is a wood framed structure on a concrete slab-on-grade foundation. It has an asphalt composition roof, painted wood siding and is surrounded by mature landscaping. Discussions are on-going to convert this residence into a Group Home, however this is a program issue and conversion requirements are excluded from Facility Condition Assessment's scope. Therefore projects recommended in this report will be focused on re-use and occupancy as a normal residence.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	2	\$47,000.00
2	9	\$186,000.00
3	1	\$ 7,300.00
TOTALS	12	\$240,300.00

0234 SUPERINTENDENT'S RESIDENCE

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0234EXT1 - BUILDING EXTERIOR	STATUS	7/18/2024	DEFERRED


ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 1-2 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing.</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002, 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1456	Square Foot	\$32,000.00	\$ 22.00
				

0234 SUPERINTENDENT'S RESIDENCE

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0234SIT1 - SITE ISSUES	STATUS	7/11/2024	DEFERRED


SITE DRAINAGE

	QUANTITY	UNITS	TOTAL	SF COST
<p>The house has considerable damage to the siding and foundation from improper drainage. The grade does not slope away from the rear of the building. This is causing water to pool up against the rear wall and damage siding and the concrete foundation walls. This project would create positive flow away from the building by regrading and installing French drains as needed.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Package	\$15,000.00	\$ 10.00
				

0234 SUPERINTENDENT'S RESIDENCE

		PRIORITY	2 - Two to Four Years	
PROJECT #	0234ENR1 - ENERGY SAVINGS	STATUS	7/11/2024	DEFERRED


HVAC REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The existing HVAC system consists of a natural gas fired furnace installed in 1987 and a split system air conditioner installed in 1990. The equipment is not energy efficient and has reached the end of its expected and useful life. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project would provide for installation of new HVAC equipment and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1456	Square Foot	\$29,100.00	\$ 20.00
				

0234 SUPERINTENDENT'S RESIDENCE

		PRIORITY	2 - Two to Four Years	
PROJECT #	0234EXT2 - BUILDING EXTERIOR	STATUS	7/15/2024	DEFERRED

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in poor 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 is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project should be implemented concurrently with the EXTERIOR SIDING REPAIRS project.	1456	Square Foot	\$15,000.00	\$ 10.00
				

0234 SUPERINTENDENT'S RESIDENCE

		PRIORITY	2 - Two to Four Years	
PROJECT #	0234EXT3 - BUILDING EXTERIOR	STATUS	7/11/2024	NEW

EXTERIOR CONCRETE REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The exterior concrete parking area, sidewalks and the concrete entry stairs are failing and in poor condition. This project recommends complete demolition and re-installation of new concrete including the parking area, stairs to the front entry and adjacent sidewalks.	1	Package	\$30,000.00	\$ 21.00
				

0234 SUPERINTENDENT'S RESIDENCE

		PRIORITY	2 - Two to Four Years	
PROJECT #	0234EXT4 - BUILDING EXTERIOR	STATUS	7/11/2024	NEW

LANDSCAPE & IRRIGATION REFURBISHMENT

	QUANTITY	UNITS	TOTAL	SF COST
The landscaping surrounding the Superintendent's Residence has been neglected and in very poor condition. The trees appear unpruned and the condition of the vegetation indicate the irrigation system is in poor condition. This project recommends a complete refurbishment, including re-building the split-faced block retaining walls.	1	Package	\$25,000.00	\$ 17.00
				

0234 SUPERINTENDENT'S RESIDENCE

		PRIORITY	2 - Two to Four Years	
PROJECT #	0234EXT5 - BUILDING EXTERIOR	STATUS	7/11/2024	NEW

WOOD DECK REFURBISHMENT

	QUANTITY	UNITS	TOTAL	SF COST
The wood deck appears to be in fair condition structurally, however the finish is in very poor condition. This project recommends an inspection and replacement of any failed wood components, strip the remaining finish, sand and re-finish of the deck and rails.	1	Package	\$10,000.00	\$ 7.00
				

0234 SUPERINTENDENT'S RESIDENCE

		PRIORITY	2 - Two to Four Years	
PROJECT #	0234EXT6 - BUILDING EXTERIOR	STATUS	7/15/2024	NEW


EXTERIOR SIDING REPAIRS

	QUANTITY	UNITS	TOTAL	SF COST
Portions of the fiberboard siding on the northeast and southwest side of the residence is in very poor condition and appears un-repairable. This project recommends the replacement of the damaged portions of the siding. This project should be implemented concurrently with the EXTERIOR FINISHES project.	500	Square Foot	\$15,000.00	\$ 10.00
				

0234 SUPERINTENDENT'S RESIDENCE

		PRIORITY	2 - Two to Four Years	
PROJECT #	0234INT2 - BUILDING INTERIOR	STATUS	7/11/2024	DEFERRED


CARPET REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The carpet in the building is showing signs of extreme wear and should be scheduled for replacement. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 2 - 3 years.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1200	Square Foot	\$14,400.00	\$ 10.00
				

0234 SUPERINTENDENT'S RESIDENCE

		PRIORITY	2 - Two to Four Years	
PROJECT #	0234INT3 - BUILDING INTERIOR	STATUS	7/11/2024	NEW


RESTROOM REFURBISHMENT

	QUANTITY	UNITS	TOTAL	SF COST
The 3 restrooms in the residence appear to be original to the building and show signs of cosmetic damage and wear. The basement bathroom floor shows signs of water damage. The damage appears to surround the toilet indicating that the source of water most likely is from the toilet itself. The three bathrooms are in need of complete refurbishment including replacement flooring, fixtures, shower surrounds, casework and paint.	3	Each	\$45,000.00	\$ 31.00
				

0234 SUPERINTENDENT'S RESIDENCE

		PRIORITY	2 - Two to Four Years	
PROJECT #	0234PLM1 - PLUMBING	STATUS	7/11/2024	DEFERRED


WATER HEATER REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>There is a 50 gallon natural gas-fired 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 gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Each	\$ 2,500.00	\$ 2.00
				

0234 SUPERINTENDENT'S RESIDENCE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0234INT1 - BUILDING INTERIOR	STATUS	7/11/2024	DEFERRED

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes are in poor 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.	1456	Square Foot	\$ 7,300.00	\$ 5.00
				

0310 – ASSISTANT SUPERINTENDENT HOUSE **ARRESTED DECAY**

FACILITY USAGE: RESIDENCE

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Brick Masonry	- %
OCCUPANCY TYPE	100% R-3 Residential, where occupants are primarily permanent and not R-1, R-2 or R-4 or I.	- %

STATISTICS



BUILT	0
AGE	0 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	890
FLOORS	1
BASEMENT?	Yes
LONGITUDE /LATITUDE	40.884542 / -115.717630
REPLACEMENT COST	\$356,000.00
COST PER SF	\$ 400.00
FACILITY CONDITION INDEX	11.26

The Assistant Superintendent House is a brick masonry and wood framed structure with an asphalt composition roof. It is currently not in use and is in poor shape. All recommended projects for this residence will be to preserve and protect for future use including roof replacement and exterior protection.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	2	\$40,100.00
0	0	\$ 0.00
-	-	-
TOTALS	2	\$40,100.00

0310 ASSISTANT SUPERINTENDENT HOUSE

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0310EXT1 - BUILDING EXTERIOR	STATUS	4/23/2024	DEFERRED


ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The asphalt composition shingle roof on this building was in poor condition at the time of the survey. There are missing shingles and active leaks and the wood roof structure is failing. It is recommended that this building be re-roofed in the next 1 - 2 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing.	890	Square Foot	\$17,800.00	\$ 20.00
				

0310 ASSISTANT SUPERINTENDENT HOUSE

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0310SEC1 - SECURITY	STATUS	4/23/2024	DEFERRED

CONSERVE AND PROTECT VACANT BUILDING

	QUANTITY	UNITS	TOTAL	SF COST
<p>This residence is vacant and currently used for incidental storage. The structure is deteriorating including broken windows, doors falling off and roof failing. The broken windows in the building have allowed pigeons, bats and other pests access to the building, with related health hazards and allowed rain to enter the building. In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the Department of Interior Recommended Guidelines in Preservation Brief 31. Windows and doors will be secured and covered, some with louvers to permit ventilation of the structure. A sump and drain system will keep water from the under floor areas and basement.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/23/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	890	Square Foot	\$22,300.00	\$ 25.00
				

0535 – ADVENTURER COTTAGE **VACANT**

FACILITY USAGE: INSTITUTIONAL HOUSING

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Cmu	- %
OCCUPANCY TYPE	100% I-1 Institutional - hospitals, nursing homes	- %

STATISTICS



BUILT	1966
AGE	58 yrs
ACQUIRED	1966
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	3,990
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.879631 / -115.726285
REPLACEMENT COST	\$1,097,250.00
COST PER SF	\$ 275.00
FACILITY CONDITION INDEX	46.64

The Adventurer Cottage is a CMU and concrete framed structure with a single-ply roofing system on a concrete foundation. The roofing was replaced in 2011 and included an 30 year warranty. It contains a common sleeping area, restrooms and central gathering area with a kitchenette. The cottage has some ADA elements, however, it is not required to be ADA compliant pending completion full ADA renovations of R&C and Mountaineer cottages under CIP 23-S02(6). The HVAC system is a stand alone system with gas fired furnaces and evaporative coolers. It also has a fire alarm and sprinkler system. This building shares a common wall with the Frontier Cottage and is a mirror image of this Cottage.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	1	\$ 2,500.00
2	5	\$373,700.00
3	3	\$135,600.00
TOTALS	9	\$511,800.00

0535 ADVENTURER COTTAGE

PROJECT #	0535ADA1 - ADA	PRIORITY	1 - Immediate to Two Years	
		STATUS	7/15/2024	DEFERRED

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

This building contains a water fountain that is not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.

QUANTITY	UNITS	TOTAL	SF COST
1	Each	\$ 2,500.00	\$ 1.00

(a) Spout Height and Knee Clearance

(b) Clear Floor Space

(c) Free Standing Fountain or Cooler


(d) Built-In Fountain or Cooler

IMAGE FROM WEB

0535 ADVENTURER COTTAGE

		PRIORITY	2 - Two to Four Years	
PROJECT #	0535ENR2 - ENERGY SAVINGS	STATUS	7/18/2024	IN PROGRESS

LIGHTING UPGRADE


	QUANTITY	UNITS	TOTAL	SF COST
<p>The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, utility closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.</p> <p>This project is in design under CIP 21-S08(6).</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.</p>	3990	Square Foot	\$ 8,000.00	\$ 2.00
				

0535 ADVENTURER COTTAGE

		PRIORITY	2 - Two to Four Years	
PROJECT #	0535ENR3 - ENERGY SAVINGS	STATUS	7/15/2024	DEFERRED

EXTERIOR ENERGY RETROFIT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The building is constructed of concrete masonry units (CMU) with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient. This project recommends adding an exterior insulating finish system (EIFS) over the CMU and replacing the windows with new dual-pane, higher efficiency units. This estimate includes removal and disposal of the existing windows.</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002, 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Package	\$234,400.00	\$ 59.00



0535 ADVENTURER COTTAGE

		PRIORITY	2 - Two to Four Years	
PROJECT #	0535HVA2 - HVAC	STATUS	7/15/2024	NEW

EXHAUST FAN REPLACEMENT

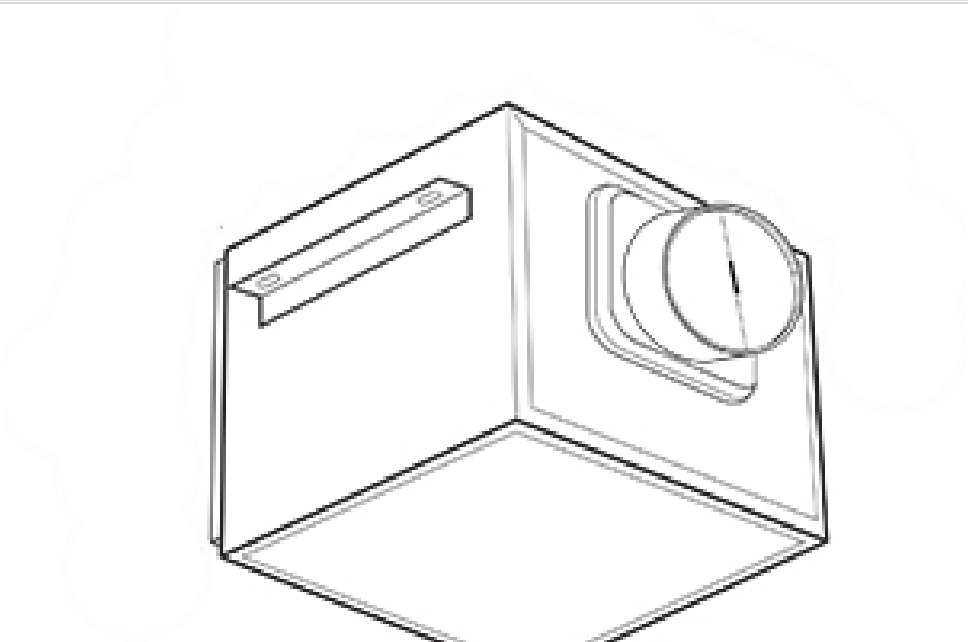
	QUANTITY	UNITS	TOTAL	SF COST
<p>The exhaust fans in the showers and restroom areas are inadequate for their application contributing to moisture accumulation and possible mold infiltration. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including ducting and connections to utilities. This report recommends the installation of high efficiency exhaust fans with humidity detection and delayed shut-off to exhaust all moisture and prevent future accumulation issues.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Each	\$ 5,000.00	\$ 1.00
				

IMAGE FROM WEB

0535 ADVENTURER COTTAGE

		PRIORITY	2 - Two to Four Years	
PROJECT #	0535INT1 - BUILDING INTERIOR	STATUS	7/15/2024	DEFERRED

KITCHEN REPLACEMENT


	QUANTITY	UNITS	TOTAL	SF COST
<p>The kitchen equipment and cabinets were replaced in the building in the mid 1990s. At the time of the survey, the stovetop, oven and refrigerator were not operating. The quality of construction and installation were inadequate for the high usage at these facilities, and the cabinets and counter tops are delaminating and failing. This project recommends the replacement of the existing kitchen counters, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. This estimate includes disposal of the existing materials.</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Package	\$113,800.00	\$ 29.00
				

IMAGE FROM WEB

0535 ADVENTURER COTTAGE

		PRIORITY	2 - Two to Four Years	
PROJECT #	0535PLM1 - PLUMBING	STATUS	4/23/2024	DEFERRED

RESTROOM FIXTURES REPLACEMENT



	QUANTITY	UNITS	TOTAL	SF COST
<p>The sink faucets and shower valves were replaced in 1995. The systems installed have not held up well under the high usage typical in a building of this type, and are beginning to fail. This project recommends replacing the faucets and shower mixing control valves with heavy duty rated commercial grade units and includes disposal of the existing fixtures.</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002 and 08/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/18/2013.</p>	1	Package	\$12,500.00	\$ 3.00
				

IMAGE FROM INDIAN COTTAGE #4

0535 ADVENTURER COTTAGE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0535EXT2 - BUILDING EXTERIOR	STATUS	7/15/2024	DEFERRED


EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
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 is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	3990	Square Foot	\$23,900.00	\$ 6.00
				

0535 ADVENTURER COTTAGE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0535EXT4 - BUILDING EXTERIOR	STATUS	7/23/2024	NEW

ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
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 - 25 years. The roof warranty expires during that time frame. 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 2011 with a 20 year warranty. Based on the expected roofing lifespan, it is recommended that this building be re-roofed in the next 8 - 10 years to be consistent with the roofing program.	3990	Square Foot	\$87,800.00	\$ 22.00
<div><p>No Image Available</p></div>				

0535 ADVENTURER COTTAGE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0535INT2 - BUILDING INTERIOR	STATUS	7/15/2024	DEFERRED

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
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.	3990	Square Foot	\$23,900.00	\$ 6.00
				

0615 – WAREHOUSE OCCUPIED

FACILITY USAGE: WAREHOUSE

CONSTRUCTION TYPE	II-B Unprotected Non-combustible (common commercial)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Precast Concrete	- %
OCCUPANCY TYPE	100% S-1 Moderate hazard storage	- %

STATISTICS



BUILT	1988
AGE	36 yrs
ACQUIRED	1988
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	7,240
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.880803 / -115.727903
REPLACEMENT COST	\$3,982,000.00
COST PER SF	\$ 550.00
FACILITY CONDITION INDEX	14.87


The Warehouse is a painted precast concrete and steel framed structure with a metal roofing system. It provides storage, repair and maintenance offices for NYTC maintenance personnel. The walk-in freezer and cooler are also located in this facility. The building is heated by two furnaces but is lacking cooling except for the office space which has conditioned space. The furnaces were replaced in 1998 under CIP 97-S7A. It has a fire alarm and sprinkler system but is not ADA accessible.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	1	\$ 5,000.00
2	7	\$259,700.00
3	3	\$327,400.00
TOTALS	11	\$592,100.00

0615 WAREHOUSE

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0615SFT4 - SAFETY ISSUES	STATUS	7/16/2024	DEFERRED


EXTERIOR STAIR HANDRAIL REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The exterior stair handrails on the concrete stairs are older and do not meet code for safety or accessibility. The gripping surfaces are incorrect and they do not have compliant extensions at the top and bottom of the stair. This project recommends the replacement of the handrails on both sides of the stairs. Removal and disposal of the existing railing is included. The 2018 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/21/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Package	\$ 5,000.00	\$ 1.00
				

0615 WAREHOUSE

		PRIORITY	2 - Two to Four Years	
PROJECT #	0615ENR2 - ENERGY SAVINGS	STATUS	7/16/2024	IN PROGRESS


LIGHTING UPGRADE

	QUANTITY	UNITS	TOTAL	SF COST
<p>The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.</p> <p>This project is in design under CIP 21-S08(6).</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002, 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	7240	Square Foot	\$36,200.00	\$ 5.00
				

0615 WAREHOUSE

		PRIORITY	2 - Two to Four Years	
PROJECT #	0615ENR3 - ENERGY SAVINGS	STATUS	7/16/2024	DEFERRED


ROLL-UP DOOR REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The existing 10' x 12' roll-up door does not function properly due to age and abuse and repair parts are difficult to find. It is also uninsulated and not energy efficient. This project would provide for the removal and disposal of the existing door and the purchase and installation of a new manually operated insulated roll-up door.</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 08/19/2002, 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Each	\$20,000.00	\$ 3.00
				

0615 WAREHOUSE

		PRIORITY	2 - Two to Four Years	
PROJECT #	0615EXT3 - BUILDING EXTERIOR	STATUS	4/23/2024	DEFERRED


ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The standing seam metal roof on this building was in poor condition at the time of the survey and had at least one active leak. It is recommended that this building be re-roofed in the next 2-3 years with a new single-ply roofing system which will be installed directly over the existing metal roof. This will allow the roof to qualify for the statewide roofing program warranty and preventative maintenance agreement.</p> <p>This project or a portion there of was previously recommended in the FCA reports dated 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	7240	Square Foot	\$189,000.00	\$ 26.00
<div><p>No Image Available</p></div>				

0615 WAREHOUSE

		PRIORITY	2 - Two to Four Years	
PROJECT #	0615INT1 - BUILDING INTERIOR	STATUS	7/16/2024	DEFERRED


NONABSORBANT FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
2018 IBC Section 1210 requires the installation of smooth, hard, nonabsorbent surfaces in the following restroom areas: on floors in toilet, bathing and shower rooms that extend upward onto the walls at least 4 inches, within 2 feet of the sides of urinals and water closets to a height of not less than 4 feet above the floor and in shower compartments to a height not less than 70 inches above the drain inlet. Accessories such as grab bars, towel bars, paper dispensers and soap dishes, provided on or within walls, shall be installed and sealed to protect structural elements from moisture. 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 08/21/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.	1	Package	\$ 4,000.00	\$ 1.00
				

0615 WAREHOUSE

		PRIORITY	2 - Two to Four Years	
PROJECT #	0615INT4 - BUILDING INTERIOR	STATUS	7/29/2024	NEW


CEILING REPAIRS

	QUANTITY	UNITS	TOTAL	SF COST
The ceiling is damaged in multiple locations due to roof leaks. Once the roofing system has been replaced, the damaged ceiling needs repairs including patching and re-taping seams, finishing mud to match texture and paint.	1	Package	\$ 2,500.00	\$ 0.00
				

0615 WAREHOUSE

		PRIORITY	2 - Two to Four Years	
PROJECT #	0615PLM1 - PLUMBING	STATUS	7/16/2024	DEFERRED


HOSE BIBB REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The hose bibbs on the exterior of the building have not stood up to the winter climate. They are broken and are no longer in use. This report recommends replacing 4 exterior hose bibbs with freeze-proof wall hydrants.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 08/22/2007 and 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	4	Each	\$ 3,000.00	\$ 0.00
				

0615 WAREHOUSE

		PRIORITY	2 - Two to Four Years	
PROJECT #	0615SIT1 - SITE ISSUES	STATUS	7/16/2024	DEFERRED

ROOF DRAIN DOWNSPOUT MODIFICATIONS

	QUANTITY	UNITS	TOTAL	SF COST
<p>The roof drain downspouts currently terminate within inches of the building with no continuous drainage away from the foundation. This is causing the water to pool next to the foundation and damage the foundation and walls. This project would provide for the extension of the roof drains from the downspouts to approximately 5'-0" away from the perimeter of the building to prevent pooling and damage to the building.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	1	Package	\$ 5,000.00	\$ 1.00
				

0615 WAREHOUSE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0615EXT1 - BUILDING EXTERIOR	STATUS	4/23/2024	DEFERRED


EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
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 is painting the concrete walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted 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.	7240	Square Foot	\$36,200.00	\$ 5.00
				

0615 WAREHOUSE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0615HVA3 - HVAC	STATUS	7/16/2024	NEW


REFRIGERATION REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The walk-in cooler and freezer refrigeration systems are reaching the end of their useful life and planned for replacement in the next 4 - 6 years. This project recommends removal and installation of the existing systems including all necessary electrical modifications.	1	Package	\$255,000.00	\$ 35.00
				

0615 WAREHOUSE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0615INT2 - BUILDING INTERIOR	STATUS	7/16/2024	DEFERRED

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes were 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.	7240	Square Foot	\$36,200.00	\$ 5.00
				

2268 – GENERATOR BUILDING **OCCUPIED**

FACILITY USAGE: UTILITY-PUMP HOUSE/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	- %
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	- %

STATISTICS



BUILT	1995
AGE	29 yrs
ACQUIRED	1995
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	520
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.881270 / -115.724414
REPLACEMENT COST	\$143,000.00
COST PER SF	\$ 275.00
FACILITY CONDITION INDEX	11.61


The Generator Building is a wood framed structure on a concrete slab-on-grade foundation. It has an asphalt composition roof and is in good condition. It contains the emergency generator and switchgear for the NYTC. The main electrical feeders and service switchboard were replaced under CIP 93-M06 & 09-M18.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
	-	-
2	1	\$11,400.00
3	1	\$ 5,200.00
TOTALS	2	\$16,600.00

2268 GENERATOR BUILDING

		PRIORITY	2 - Two to Four Years	
PROJECT #	2268EXT3 - BUILDING EXTERIOR	STATUS	7/16/2024	DEFERRED


ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 09/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/09/2023.</p>	520	Square Foot	\$11,400.00	\$ 22.00
<div><p>No Image Available</p></div>				

2268 GENERATOR BUILDING

		PRIORITY	3 - Four to Ten Years	
PROJECT #	2268EXT2 - BUILDING EXTERIOR	STATUS	7/16/2024	DEFERRED

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
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 is sanding, priming and painting and caulking of the vents, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	520	Square Foot	\$ 5,200.00	\$ 10.00
				

2269 – WELL HOUSE #3 OCCUPIED

FACILITY USAGE: UTILITY-PUMP HOUSE/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Metal Siding	- %
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	- %

STATISTICS



BUILT	1997
AGE	27 yrs
ACQUIRED	1997
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	128
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.874491 / -115.737859
REPLACEMENT COST	\$38,400.00
COST PER SF	\$ 300.00
FACILITY CONDITION INDEX	6.51


Well House #3 is a pre-fabricated metal shipping container retrofitted for use as a weather proof well pump controls building. Well House #3 is located in the southwest portion of the site. This was the third well drilled at the site replacing Well #'s 1 (2295) & 2 (2296). A fourth well was drilled (4304) but was abandoned and Well #3 remains the primary well for the site.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$ 2,500.00
-	-	-
TOTALS	1	\$ 2,500.00

2269 WELL HOUSE #3

		PRIORITY	2 - Two to Four Years	
PROJECT #	2269EXT1 - BUILDING EXTERIOR	STATUS	7/17/2024	DEFERRED

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. The structure is rusting due to moisture infiltration and will fail if not sealed properly. This project would provide funding to protect the structure and exterior of the building. Included in the cost is the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 3 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	1	Package	\$ 2,500.00	\$ 20.00
				

2280 – SUPERINTENDENT'S GARAGE **VACANT**

FACILITY USAGE: GARAGE, SERVICE

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	- %
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	- %

STATISTICS



BUILT	1989
AGE	35 yrs
ACQUIRED	1989
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	750
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.884053 / -115.717169
REPLACEMENT COST	\$112,500.00
COST PER SF	\$ 150.00
FACILITY CONDITION INDEX	26.89


The Superintendent's Garage is a wood framed structure on a concrete slab-on-grade foundation. It has shiplap siding and an asphalt composition roof.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	1	\$10,000.00
2	2	\$20,250.00
-	-	-
TOTALS	3	\$30,250.00

2280 SUPERINTENDENT'S GARAGE

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	2280EXT2 - BUILDING EXTERIOR	STATUS	7/17/2024	NEW


FASCIA & RAIN GUTTER REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
A visual survey of the building appears to show the roof fascia has failed resulting in the attached gutters pulling away from the eave and also failing. Without the rain gutters, damage due to water infiltration to the north side siding and foundation will result. This project recommends immediate replacement of the roof fascia and replacement of the rain gutters. This project should be implemented concurrently with the ROOF REPLACEMENT project.	1	Package	\$10,000.00	\$ 13.00
				

2280 SUPERINTENDENT'S GARAGE

		PRIORITY	2 - Two to Four Years	
PROJECT #	2280EXT1 - BUILDING EXTERIOR	STATUS	7/17/2024	DEFERRED

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in poor 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 is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	750	Square Foot	\$ 3,750.00	\$ 5.00
				

2280 SUPERINTENDENT'S GARAGE

		PRIORITY	2 - Two to Four Years	
PROJECT #	2280EXT3 - BUILDING EXTERIOR	STATUS	7/18/2024	NEW

ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2 - 4 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing.</p> <p>This project should be implemented concurrently with the FACIA & RAIN GUTTER REPLACEMENT project.</p>	750	Square Foot	\$16,500.00	\$ 22.00
				

2281 – ICEHOUSE STORAGE **ARRESTED DECAY**

FACILITY USAGE: STORAGE-NONHAZARDOUS

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	- %
OCCUPANCY TYPE	100% S-2 Low hazard storage	- %

STATISTICS



BUILT	1915
AGE	109 yrs
ACQUIRED	1915
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	120
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.884950 / -115.717224
REPLACEMENT COST	\$15,000.00
COST PER SF	\$ 125.00
FACILITY CONDITION INDEX	0.00

The Ice House Storage building is a wood framed structure used for storage. The age of the structure is unknown but assumed to be an original 1915 structure based on the name of the building. It is located next to the Henrietta Building (2294) and is in poor shape. No projects will be recommended based on the building value. All repairs, alterations or demolition should be reviewed by the State Historical Preservation Office (SHPO).

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
0	0	\$ 0.00
-	-	-
TOTALS	0	\$ 0.00

2294 – HENRIETTA BUILDING

ARRESTED DECAY

FACILITY USAGE: STORAGE-NONHAZARDOUS

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Concrete	- %
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	- %

STATISTICS



BUILT	1941
AGE	83 yrs
ACQUIRED	1941
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	350
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.884990 / -115.717138
REPLACEMENT COST	\$15,000.00
COST PER SF	\$ 43.00
FACILITY CONDITION INDEX	0.00

The Henrietta building is a wood and concrete framed structure. It is located in the bird farm area and is not being used. The roof is beginning to collapse. The building is in poor shape. No projects will be recommended based on the building value. All repairs, alterations or demolition should be reviewed by the State Historical Preservation Office (SHPO).

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
0	0	\$ 0.00
-	-	-
TOTALS	0	\$ 0.00

2295 – WELL HOUSE #1 (ABANDONED) **ARRESTED DECAY**

FACILITY USAGE: UTILITY-PUMP HOUSE/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	- %
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	- %

STATISTICS



BUILT	1930
AGE	94 yrs
ACQUIRED	1930
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	100
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.882910 / -115.718940
REPLACEMENT COST	\$20,000.00
COST PER SF	\$ 200.00
FACILITY CONDITION INDEX	0.00

Well House #1 is a wood framed structure on a concrete slab-on-grade foundation. It has been abandoned. The structure is located along the road to the bird farm and storage yard area on the east side of the site. The building is in poor shape. No projects will be recommended based on the building value. All repairs, alterations or demolition should be reviewed by the State Historical Preservation Office (SHPO).

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
0	0	\$ 0.00
-	-	-
TOTALS	0	\$ 0.00

2296 – WELL HOUSE #2 OCCUPIED

FACILITY USAGE: UTILITY-PUMP HOUSE/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Stucco / Eifs	- %
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	- %

STATISTICS



BUILT	0
AGE	0 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	120
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.883691 / -115.725633
REPLACEMENT COST	\$12,000.00
COST PER SF	\$ 100.00
FACILITY CONDITION INDEX	0.00

Well House #2 is wood framed structure on a concrete slab-on-grade foundation. During the survey of 2007 and 2013, this well was not operating and is used as a backup to well #3. During the survey in 2023, it was noted that the well has been capped and abandoned, however the Well #2 structure still exists. It is located in the northeast portion of the site. The building is currently used for storage. No projects will be recommended based on the building value. All repairs, alterations or demolition should be reviewed by the State Historical Preservation Office (SHPO).

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
0	0	\$ 0.00
-	-	-
TOTALS	0	\$ 0.00

4304 – WELL HOUSE #4 OCCUPIED

FACILITY USAGE: UTILITY-PUMP HOUSE/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Metal Siding	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2010
AGE	14 yrs
ACQUIRED	2010
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	128
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.883066 / -115.725371
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 195.00
FACILITY CONDITION INDEX	10.40


Well #4 is a wood framed structure with a composition asphalt shingle roof on a concrete slab on grade foundation. The well has been abandoned. The building is currently used for storage. Well House #4 is located on the north portion of the site.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
0	0	\$ 0.00
3	1	\$ 2,600.00
TOTALS	1	\$ 2,600.00

4304 WELL HOUSE #4

		PRIORITY	3 - Four to Ten Years	
PROJECT #	4304EXT1 - BUILDING EXTERIOR	STATUS	7/17/2024	NEW

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes are in good condition. Exterior maintenance is important to maintain the finish, weather resistance and appearance of the structure. This project provides funding to protect the exterior of the building, excluding the roof. Included are the costs of sanding, priming, painting and caulking of flashing, fixtures and all other penetrations. It is recommended the building be painted in the next 6 - 8 years. Building maintenance should be scheduled on a cyclical basis to maintain the integrity of the structure.	128	Square Foot	\$ 2,600.00	\$ 20.00
				

4305 – GREENHOUSE #2 OCCUPIED

FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-A Protected Wood Frame	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Corrugated Fiberglass	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	2018
AGE	6 yrs
ACQUIRED	2018
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	1,800
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.879045 / -115.727573
REPLACEMENT COST	\$180,000.00
COST PER SF	\$ 100.00
FACILITY CONDITION INDEX	1.00

The Greenhouse is a corrugated fiberglass structure located south of the Classrooms and Infirmary building.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
0	0	\$ 0.00
3	1	\$ 1,800.00
TOTALS	1	\$ 1,800.00

4305 GREENHOUSE #2

		PRIORITY	3 - Four to Ten Years	
PROJECT #	4305EXT1 - BUILDING EXTERIOR	STATUS	7/17/2024	NEW

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the structure. This project recommends work to protect the exterior building envelope including repairs to the exterior membrane and caulking around flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 6 - 8 years and it is also recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	1800	Square Foot	\$ 1,800.00	\$ 1.00
				

IMAGE FROM WEB

-

4306 – WATER TANK #1 OCCUPIED

FACILITY USAGE: WATER TANK

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Steel	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	1997
AGE	27 yrs
ACQUIRED	1997
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	-
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.877750 / -115.738051
REPLACEMENT COST	\$1,200,000.00
COST PER SF	-
FACILITY CONDITION INDEX	0.83

The water tank #1 is a welded steel tank with a capacity of 427,879 gallons. It is located on the far West edge of the NYTC site. The exterior of the tank was refinished in 2017.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$10,000.00
-	-	-
TOTALS	1	\$10,000.00

4306 WATER TANK #1

		PRIORITY	2 - Two to Four Years	
PROJECT #	4306STR1 - STRUCTURAL	STATUS	7/23/2024	NEW

TANK INSPECTION

	QUANTITY	UNITS	TOTAL	SF COST
In addition to the recommended annual maintenance inspections also recommended is a detailed maintenance cleaning and inspection every 5 - 10 years depending on water quality and usage. Inspection tasks include but no limited to exterior foundations, surfaces, equipment and controls and interior roof/sidewall structure, liners and general debris/sediment cleanup. This project would provide funding for engaging the services of a certified tank inspection company. Any required cleaning and/or repairs are not included in this estimate.	1	Package	\$10,000.00	-



IMAGE FROM WEB

4307 – WATER TANK #2 OCCUPIED

FACILITY USAGE: WATER TANK

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Steel	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

STATISTICS



BUILT	1965
AGE	59 yrs
ACQUIRED	1965
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	-
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.877593 / -115.738010
REPLACEMENT COST	\$50,000.00
COST PER SF	-
FACILITY CONDITION INDEX	20.00

The water tank #2 is a welded steel tank with a capacity of approximately 79,600 gallons. The exterior of the tank was refinished in 2017. It is located on the far West edge of the NYTC site and was installed prior to Water Tank #1.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$10,000.00
-	-	-
TOTALS	1	\$10,000.00

4307 WATER TANK #2

		PRIORITY	2 - Two to Four Years	
PROJECT #	4307STR1 - STRUCTURAL	STATUS	7/17/2024	NEW

TANK INSPECTION

	QUANTITY	UNITS	TOTAL	SF COST
In addition to the recommended annual maintenance inspections also recommended is a detailed maintenance cleaning and inspection every 5 - 10 years depending on water quality and usage. Inspection tasks include but no limited to exterior foundations, surfaces, equipment and controls and interior roof/sidewall structure, liners and general debris/sediment cleanup. This project would provide funding for engaging the services of a certified tank inspection company. Any required cleaning and/or repairs are not included in this estimate.	1	Package	\$10,000.00	-
				

IMAGE FROM WEB

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



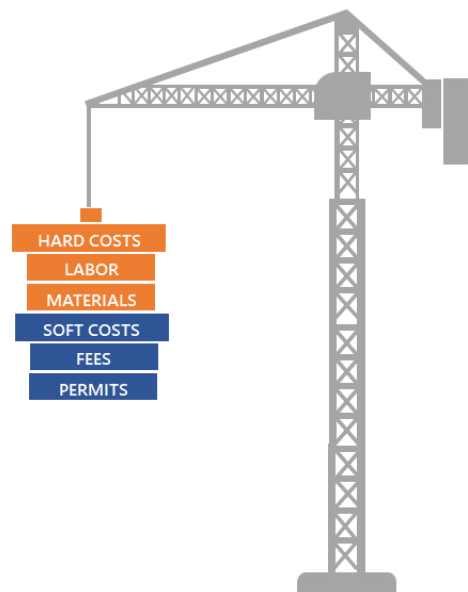
CURRENT CONSTRUCTION PROJECT COST ESTIMATES (Hard Costs)

Cost estimates are derived from:

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

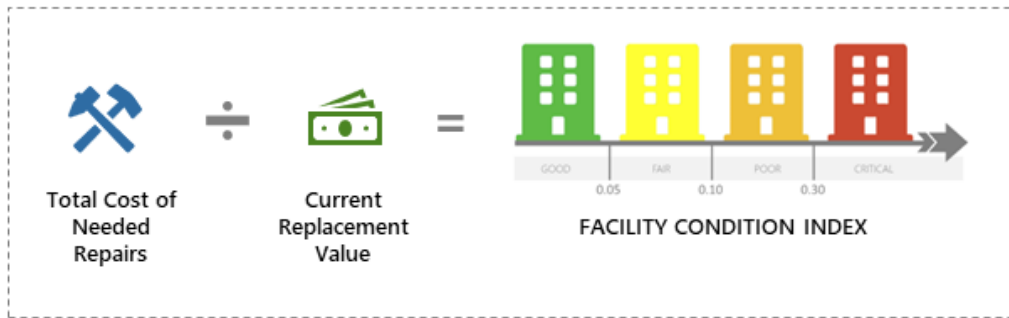
EXCLUDED – (Soft Costs)

- 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
HHS	RICHARD	WHITLEY	DIRECTOR
HHS	DAVID	ANDERSON	ADMINISTRATIVE SERVICES OFFICER 3
HHS	LANCE	MARSHALL	FACILITY SUPERVISOR 3

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

1. The report was prepared by the SPWD under the authority of NRS 341.128 for use as a planning resource.

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APPENDIX H – REVISION HISTORY

VERSION	DATE	AMMENDMENT
0	7/24/2024	Initial.