State of Nevada
Department of Health & Human Services
Division of Child & Family Services
Caliente Youth Center
Facility Condition Analysis

CALIENTE YOUTH CENTER

U. S. Highway 93 North
Caliente, Nevada 89008

Site Number: 9950
STATE OF NEVADA PUBLIC WORKS BOARD
FACILITY CONDITION ANALYSIS

Report Printed in January 2011

State of Nevada
Department of Health & Human Services
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The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Board develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWB project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Board to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

Establishing a Facility Condition Needs Index (FCNI) for each building

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .60 or 60% are recommended to be considered for complete replacement.

Class Definitions

PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9950

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
3075	CYC INDUSTRIAL ARTS STORAGE	416	0	9/21/2010	$0	$8,320	$0	$8,320	$10,400	80%
	U. S. Highway 93 North Caliente									
0199	CYC MODULAR OFFICES	1800	1994	9/21/2010	$39,100	$71,250	$0	$110,350	$180,000	61%
	U. S. Highway 93 North Caliente									
0220	CYC EVALUATION / INFIRMARY	1578	1962	9/21/2010	$89,858	$56,872	$0	$146,730	$433,950	34%
	U. S. Highway 93 North Caliente									
0221	CYC CULINARY / DINING / GYM / LAUNDRY	36630	1966	9/21/2010	$786,840	$2,196,880	$0	$2,983,720	$10,073,250	30%
	U. S. Highway 93 North Caliente									
0292	CYC POOL HOUSE AND POOL	2000	1964	9/21/2010	$40,000	$54,750	$0	$94,750	$400,000	24%
	U. S. Highway 93 North Caliente									
0219	CYC SCHOOL - OLD	11760	1962	9/21/2010	$327,000	$322,980	$58,800	$708,780	$3,234,000	22%
	U. S. Highway 93 North Caliente									
0218	CYC ADMINISTRATION	4185	1962	9/21/2010	$41,795	$175,865	$20,925	$238,585	$1,171,800	20%
	U. S. Highway 93 North Caliente									
0213	CYC CURRIE DORMITORY	4185	1962	9/21/2010	$28,250	$190,790	$0	$219,040	$1,171,800	19%
	U. S. Highway 93 North Caliente									
0212	CYC BEOWAWE DORMITORY	4185	1962	9/21/2010	$28,750	$188,290	$0	$217,040	$1,171,800	19%
	U. S. Highway 93 North Caliente									
0216	CYC KIMBERLY DORMITORY	4592	1977	9/21/2010	$32,500	$200,128	$0	$232,628	$1,285,760	18%
	U. S. Highway 93 North Caliente									
0211	CYC AURORA DORMITORY	4185	1962	9/21/2010	$18,000	$190,790	$0	$208,790	$1,171,800	18%
	U. S. Highway 93 North Caliente									
0214	CYC HAMILTON DORMITORY	4185	1964	9/21/2010	$15,000	$191,790	$0	$206,790	$1,171,800	18%
	U. S. Highway 93 North Caliente									
0215	CYC JARBIDGE DORMITORY	4185	1964	9/21/2010	$15,000	$190,790	$0	$205,790	$1,171,800	18%
	U. S. Highway 93 North Caliente									
0217	CYC LINCOLN DORMITORY	4592	1977	9/21/2010	$7,500	$200,128	$0	$207,628	$1,285,760	16%
	U. S. Highway 93 North Caliente									
2166	CYC GENERATOR BUILDING	300	1994	9/21/2010	$0	$6,000	$0	$6,000	$37,500	16%
	U. S. Highway 93 North Caliente									
2168	CYC MAINTENANCE BUILDING	6000	2000	9/21/2010	$68,500	$36,500	$27,500	$132,500	$900,000	15%
	U. S. Highway 93 North Caliente									

Site number: 9950

Facility Condition Needs Index Report

Index #	Building Name		Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
3074	CYC WORK CREW STORAGE		256	0	9/21/2010	$0	$1,280	$0	$1,280	$12,800	10%
	U. S. Highway 93 North	Caliente									
0514	CYC RAMADA		968	1977	9/21/2010	$2,500	$0	$0	$2,500	$29,040	9%
	U. S. Highway 93 North	Caliente									
2001	CYC SCHOOL - NEW		22000	1994	9/21/2010	$20,000	$321,500	$0	$341,500	$6,270,000	5%
	U. S. Highway 93 North	Caliente									
3072	CYC GREENHOUSE STORAGE 1		96	0	9/21/2010	$0	$480	$0	$480	$9,600	5%
	U. S. Highway 93 North	Caliente									
3073	CYC GREENHOUSE STORAGE 2		80	0	9/21/2010	$0	$400	$0	$400	$8,000	5%
	U. S. Highway 93 North	Caliente									
3076	CYC JARBIDGE STORAGE SHED		96	0	9/21/2010	$0	$0	$480	$480	$9,600	5%
	U. S. Highway 93 North	Caliente									
3077	CYC HAMILTON STORAGE SHED		96	0	9/21/2010	$0	$0	$480	$480	$9,600	5%
	U. S. Highway 93 North	Caliente									
3078	CYC CURRIE STORAGE SHED		96	0	9/21/2010	$0	$0	$480	$480	$9,600	5%
	U. S. Highway 93 North	Caliente									
3079	CYC BEOWAWE STORAGE SHED		96	0	9/21/2010	$0	$0	$480	$480	$9,600	5%
	U. S. Highway 93 North	Caliente									
3080	CYC AURORA STORAGE SHED		96	0	9/21/2010	$0	$0	$480	$480	$9,600	5%
	U. S. Highway 93 North	Caliente									
2943	CYC RECREATIONAL CENTER		3060	2008	9/21/2010	$0	$500	$24,480	$24,980	$612,000	4%
	U. S. Highway 93 North	Caliente									
3071	CYC GREENHOUSE		1200	0	9/21/2010	$0	$2,400	$0	$2,400	$60,000	4%
	U. S. Highway 93 North	Caliente									
0290	CYC GARAGE / STORAGE		2000	1977	9/21/2010	$0	$1,000	$2,000	$3,000	$80,000	4%
	U. S. Highway 93 North	Caliente									
9950	CALIENTE YOUTH CENTER SITE			1962	9/21/2010	$530,000	$219,750	$0	$749,750		0%
	U. S. Highway 93 North	Caliente									
	Report Totals.....:		**124,918**			**$2,090,593**	**$4,829,433**	**$136,105**	**$7,056,131**	**$32,000,860**	**22%**

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CALIENTE YOUTH CENTER SITE

BUILDING REPORT

The Caliente Youth Center is located just north of the City of Caliente and the site encompasses about 35 acres with about 10 acres devoted to the buildings and their associated use. Water and sewer service is provided by the City of Caliente and electrical power is supplied by the Lincoln County Power District. There are large grassy areas for outdoor activities, two main paved parking areas with ADA accessible parking, a paved access road to the culinary and maintenance buildings and concrete sidewalks connecting the occupied buildings on site. The site circulation to the buildings is mostly ADA compliant but is lacking directional signage.
There is a well that is used primarily for irrigation and can also provide domestic water in emergency situations.
There is only one access into the facility and it crosses a stream which is prone to flooding. The large culverts underneath the roadway have been compromised by past flood events and lack of maintenance. Staff mentioned that the City of Caliente had agreed to maintain the culvert but nothing has really been done. The site and facility is well maintained.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $530,000**

Currently Critical **Immediate to Two Years**

Project Index #: 9950ADA1

ADA PATH OF TRAVEL UPGRADES

Construction Cost $2,500

The accessible path of travel between the accessible parking spaces and the entrances to the buildings are not fully compliant. Settling has created non-ADA compliant changes of level in several areas which will require concrete grinding or other alterations. This project would provide for alterations to the existing concrete sidewalks to create a fully compliant path of travel throughout the site. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 9950ENV1

ASBESTOS SURVEY

Construction Cost $2,500

The Caliente Youth Center received a site-wide asbestos survey in 1988. The survey dealt only with friable asbestos issues. The dates and types of construction of the buildings indicates the possibility of other asbestos at the facility. The Asbestos Hazard Emergency Response Act requires that schools and any other facility used for the instruction or housing of students or for the administration of educational or research programs are inspected periodically for Asbestos Containing Materials. This project provides for an asbestos survey to be performed in accordance with the act.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 9950SFT2

COMMUNICATIONS SYSTEM UPGRADE

Construction Cost $500,000

This facility is equipped with a communications system which has reached the end of its expected life. The telephone system has had numerous problems including a repeater that was destroyed in a windstorm in 2004. The emergency phones and intercom system have been inoperative since the early 1990's. The system provides paging and phone communications to classrooms and is an integral component of the notification and safety procedures for the classrooms. It is recommended that the entire communication systems be upgraded site wide.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 9950SIT5

DREDGE CULVERTS AT ROAD **Construction Cost $25,000**

The main entrance to the Caliente Youth Center crosses a local waterway. Two large (10-12 foot diameter) culverts were installed when laying the road base to the site. Over the years, these culverts have silted in, which could damage the road during a flash flood, destroying access to the site. Alternately, the culverts could act as a dam, resulting in flooding of the entire site, property damage and possibly injury or death. This project recommends cleaning the culverts, to return them to good operational condition and minimize damage to the road and site. Hydraulic dredging was used to determine the cost basis for this project, but other methods may be available to mitigate the silt accumulations.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $219,750**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 9950ENR1

EXTERIOR SOLAR SITE LIGHTING INSTALLATION **Construction Cost $26,000**

There are two pole lights in the parking lot that have reached the end of their expected life and are not energy efficient. This project would provide for the installation of 4 solar powered LED exterior light fixtures, 20 foot tall poles and 30" diameter raised concrete bases. This installation will eliminate the need for trenching and electrical connections. It may be feasible to use the two existing poles and only change out the heads. The estimate should be adjusted accordingly.

Project Index #: 9950PLM1

REPLACE IRRIGATION WATER MAIN **Construction Cost $100,000**

The grounds are irrigated via galvanized piping from the well. The piping is original to the site and is increasingly failing resulting in flooding. The age and type of the pipe makes it difficult to repair or replace. This project recommends replacing the existing water main with a Schedule 40 PVC or similar material, and the installation of a back-flow device to protect the well from cross contamination.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 9950SIT1

SLURRY SEAL ASPHALT PAVING **Construction Cost $93,750**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads, parking areas and the maintenance yard. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 125,000 square feet of asphalt area was used to generate this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$530,000**
Priority Class 2:	**$219,750**
Priority Class 3:	**$0**
Grand Total:	**$749,750**

CYC AURORA STORAGE SHED

BUILDING REPORT

The CYC Aurora Storage Shed is a portable structure with a composition roofing system on a concrete slab-on-grade. The building is located adjacent to the dormitory.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $480**

Long-Term Needs **Four to Ten Years**

Project Index #: 3080EXT1

EXTERIOR FINISHES

Construction Cost $480

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.

BUILDING INFORMATION:

Gross Area (square feet):	**96**
Year Constructed:	**0**
Exterior Finish 1:	**100 % Painted Wood Siding**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % S-2**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Portable Wood Building**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$5.00**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$10,000**
Priority Class 3:	**$480**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$480**	**FCNI:**	**5%**

CYC BEOWAWE STORAGE SHED

BUILDING REPORT

The CYC Beowawe Storage Shed is a portable structure with a composition roofing system on a concrete slab-on-grade. The building is located adjacent to the dormitory.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $480**

Long-Term Needs **Four to Ten Years**

Project Index #: 3079EXT1

EXTERIOR FINISHES **Construction Cost $480**

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.

BUILDING INFORMATION:

Gross Area (square feet):	**96**
Year Constructed:	**0**
Exterior Finish 1:	**100 % Painted Wood Siding**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % S-2**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Portable Wood Building**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$5.00**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$10,000**
Priority Class 3:	**$480**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$480**	**FCNI:**	**5%**

CYC CURRIE STORAGE SHED

BUILDING REPORT

The CYC Currie Storage Shed is a portable structure with a composition roofing system on a concrete slab-on-grade. The building is located adjacent to the dormitory.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $480**

Long-Term Needs **Four to Ten Years**

Project Index #: 3078EXT1

EXTERIOR FINISHES

Construction Cost $480

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.

BUILDING INFORMATION:

Gross Area (square feet):	**96**
Year Constructed:	**0**
Exterior Finish 1:	**100 % Painted Wood Siding**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % S-2**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Portable Wood Building**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$5.00**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$10,000**
Priority Class 3:	**$480**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$480**	**FCNI:**	**5%**

CYC HAMILTON STORAGE SHED

BUILDING REPORT

The CYC Hamilton Storage Shed is a portable structure with a composition roofing system on a concrete slab-on-grade. The building is located adjacent to the dormitory.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $480**

Long-Term Needs **Four to Ten Years**

Project Index #: 3077EXT1

EXTERIOR FINISHES **Construction Cost $480**

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.

BUILDING INFORMATION:

Gross Area (square feet):	**96**
Year Constructed:	**0**
Exterior Finish 1:	**100 % Painted Wood Siding**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % S-2**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Portable Wood Building**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$5.00**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$10,000**
Priority Class 3:	**$480**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$480**	**FCNI:**	**5%**

CYC JARBIDGE STORAGE SHED

BUILDING REPORT

The CYC Jarbidge Storage Shed is a portable structure with a composition roofing system on a concrete slab-on-grade. The building is located adjacent to the dormitory.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $480**

Long-Term Needs **Four to Ten Years**

Project Index #: 3076EXT1

EXTERIOR FINISHES **Construction Cost $480**

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.

BUILDING INFORMATION:

Gross Area (square feet):	**96**
Year Constructed:	**0**
Exterior Finish 1:	**100 % Painted Wood Siding**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % S-2**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Portable Wood Building**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$5.00**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$10,000**
Priority Class 3:	**$480**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$480**	**FCNI:**	**5%**

CYC INDUSTRIAL ARTS STORAGE

BUILDING REPORT

The CYC Industrial Arts Storage building is a wood framed structure with a composition roofing system on a concrete foundation. The building is in good shape.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $8,320**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 3075EXT1

EXTERIOR FINISHES

Construction Cost $2,080

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.

Project Index #: 3075EXT2

ROOF REPLACEMENT

Construction Cost $6,240

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 underlayments. This estimate includes removal and disposal of the old roofing.

BUILDING INFORMATION:

Gross Area (square feet):	**416**
Year Constructed:	**0**
Exterior Finish 1:	**100 % Painted Wood Siding**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % S-2**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Wood Framing**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$20.00**
Priority Class 2:	**$8,320**	**Total Facility Replacement Construction Cost:**	**$10,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$25**
Grand Total:	**$8,320**	**FCNI:**	**83%**

CYC WORK CREW STORAGE

BUILDING REPORT

The CYC Work Crew Storage is a concrete masonry unit and wood framed structure with a rolled asphalt roofing system on a concrete foundation. The building is in fair condition.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $1,280**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 3074EXT1

EXTERIOR FINISHES **Construction Cost $1,280**

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 sealing the concrete masonry units, sanding, priming and painting the wood siding 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.

BUILDING INFORMATION:

Gross Area (square feet):	**256**
Year Constructed:	**0**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**0 Basement? No**
IBC Occupancy Type 1:	**100 % S-2**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Concrete Masonry Units & Wood**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$5.00**
Priority Class 2:	**$1,280**	**Total Facility Replacement Construction Cost:**	**$13,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$50**
Grand Total:	**$1,280**	**FCNI:**	**10%**

CYC GREENHOUSE STORAGE 2

BUILDING REPORT

The CYC Greenhouse Storage 2 is a prefabricated wood shed which is located adjacent to the greenhouse. The building is in good shape.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $400**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 3073EXT1

EXTERIOR FINISHES **Construction Cost $400**

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.

BUILDING INFORMATION:

Gross Area (square feet):	**80**
Year Constructed:	**0**
Exterior Finish 1:	**100 % Painted Wood Siding**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**0 % U**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Prefabricated Wood Building**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$5.00**
Priority Class 2:	**$400**	**Total Facility Replacement Construction Cost:**	**$8,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$400**	**FCNI:**	**5%**

CYC GREENHOUSE STORAGE 1

BUILDING REPORT

The CYC Greenhouse Storage 1 is a prefabricated wood shed which is located adjacent to the greenhouse. The building is in good shape.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $480**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 3072EXT1

EXTERIOR FINISHES **Construction Cost $480**

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.

BUILDING INFORMATION:

Gross Area (square feet):	**96**
Year Constructed:	**0**
Exterior Finish 1:	**100 % Painted Wood Siding**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**0 % U**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Prefabricated Wood Building**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$5.00**
Priority Class 2:	**$480**	**Total Facility Replacement Construction Cost:**	**$10,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$480**	**FCNI:**	**5%**

CYC GREENHOUSE

BUILDING REPORT

The CYC Greenhouse is a steel and polycarbonate framed structure on a concrete foundation. It is located along the eastern side of the site and is in good condition.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $2,400**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 3071EXT1

EXTERIOR FINISHES **Construction Cost $2,400**

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 repair or replacement to the exterior membrane, repair or replacement of the polycarbonate wall panels and caulking around the 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 2-3 years and it is also recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**1,200**
Year Constructed:	**0**
Exterior Finish 1:	**100 % Polycarbonate Panels**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % U**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Polycarbonate Panels**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$2.00**
Priority Class 2:	**$2,400**	**Total Facility Replacement Construction Cost:**	**$60,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$50**
Grand Total:	**$2,400**	**FCNI:**	**4%**

CYC RECREATIONAL CENTER

BUILDING REPORT

The CYC Recreation Center is an insulated engineered structure on a concrete foundation which provides space for recreational activities. There are Men's and Women's designated ADA restrooms which are mostly compliant, fire alarm and sprinklers and two exterior mounted HVAC packaged units.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $500**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 2943ENR1

OCCUPANCY SENSOR INSTALLATION **Construction Cost $500**

There are no occupancy sensors installed in the restrooms to control lighting. It is recommended to install sensors in the Men's and Women's restrooms in order to reduce energy costs. This project provides for purchase and installation of 2 sensors.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $24,480**

Long-Term Needs **Four to Ten Years**

Project Index #: 2943EXT1

EXTERIOR FINISHES **Construction Cost $9,180**

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 the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2943INT1

INTERIOR FINISHES **Construction Cost $15,300**

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.

BUILDING INFORMATION:

Gross Area (square feet):	**3,060**
Year Constructed:	**2008**
Exterior Finish 1:	**100 % Metal Siding**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % A-3**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Engineered Steel Building**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$8.16**
Priority Class 2:	**$500**	**Total Facility Replacement Construction Cost:**	**$612,000**
Priority Class 3:	**$24,480**	**Facility Replacement Cost per Square Foot:**	**$200**
Grand Total:	**$24,980**	**FCNI:**	**4%**

CYC MAINTENANCE BUILDING

BUILDING REPORT

The CYC Maintenance Building is an insulated engineered steel structure on a concrete foundation. It has a storage area as well as vehicle bays with overhead coiling doors which provides indoor space for maintenance and servicing of equipment. There are two small ceiling mounted heating units but the facility is lacking a cooling system, fire alarms and fire sprinklers.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $68,500**

Currently Critical **Immediate to Two Years**

Project Index #: 2168SFT1

EXIT SIGN AND EGRESS LIGHTING UPGRADE **Construction Cost $2,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.

Project Index #: 2168SFT2

FIRE ALARM SYSTEM INSTALLATION **Construction Cost $24,000**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2006 Section 7 and the 2006 International Fire Code.

Project Index #: 2168SFT3

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $42,000**

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next remodel or addition. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.
NAC 477.917 states that: Existing buildings and structures: Additions, alterations and repairs. (NRS 477.030)

1. If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure.
2. The State Fire Marshal will determine the value of the building or structure and the value of any additions, alterations and repairs. If the owner of the building disagrees with the value as determined by the State Fire Marshal, the owner of the building may engage a qualified and disinterested appraiser to ascertain the fair market value of the building or structure and the value of any additions, alterations and repairs.
3. As used in this section, "addition" means any extension or increase in the floor space or height of a building or structure.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $36,500**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 2168ENR2

HVAC EQUIPMENT UPGRADE **Construction Cost $35,000**

The existing HVAC system consists of ceiling mounted electric heaters and does not have any cooling equipment. The electricity powered heaters are inefficient and should be replaced with propane fired heaters. There is a need for cooling equipment as well to provide a comfortable work environment in the summer. This project would provide for replacing the existing heaters with exterior ground mounted packaged units that provide propane fired heating as well as air conditioning. Propane gas service will be required and is included in the cost.

Project Index #: 2168ENR1

WINDOW REPLACEMENT **Construction Cost $1,500**

The windows are original, single pane construction in a metal frame. 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.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $27,500**

Long-Term Needs **Four to Ten Years**

Project Index #: 2168EXT1

EXTERIOR FINISHES **Construction Cost $18,000**

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 the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2168INT1

INTERIOR FINISHES **Construction Cost $7,500**

The interior finishes are in fair condition. About one quarter of the interior has finished gypsum board walls. It is recommended that the interior finished walls 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.

Project Index #: 2168EXT2

OVERHEAD DOOR MOTOR INSTALLATION **Construction Cost $2,000**

There are three overhead coiling doors which are manually operated. This project would provide for the installation of a door motor for one of the doors including remote operation, safety controls and connection to existing utilities.

BUILDING INFORMATION:

Gross Area (square feet):	**6,000**
Year Constructed:	**2000**
Exterior Finish 1:	**100 % Metal Siding**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**50 % H-4**
IBC Occupancy Type 2:	**50 % S-1**
Construction Type:	**Engineered Steel Building**
IBC Construction Type:	**III-N**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$68,500**	**Project Construction Cost per Square Foot:**	**$22.08**
Priority Class 2:	**$36,500**	**Total Facility Replacement Construction Cost:**	**$900,000**
Priority Class 3:	**$27,500**	**Facility Replacement Cost per Square Foot:**	**$150**
Grand Total:	**$132,500**	**FCNI:**	**15%**

CYC GENERATOR BUILDING

BUILDING REPORT

The CYC Generator Building is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. It has a 900 KVA diesel powered generator inside along with automatic switch gear which will power the entire facility in the event of a power outage. The main switchgear for the site is located adjacent to the building.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $6,000**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 2166EXT2

EXTERIOR DOOR REPLACEMENT

Construction Cost $3,000

The exterior metal doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the double door assembly with new metal doors, frame and hardware. Removal and disposal of the existing doors is included in this estimate.

Project Index #: 2166EXT1

EXTERIOR FINISHES

Construction Cost $1,500

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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2166INT1

INTERIOR FINISHES

Construction Cost $1,500

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 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.

BUILDING INFORMATION:

Gross Area (square feet):	**300**
Year Constructed:	**1994**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % H-2**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry Units**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$20.00**
Priority Class 2:	**$6,000**	**Total Facility Replacement Construction Cost:**	**$38,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$125**
Grand Total:	**$6,000**	**FCNI:**	**16%**

CYC SCHOOL - NEW

BUILDING REPORT

The CYC School - New is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. It contains classrooms, conference rooms, vocational instruction rooms, and restrooms that are mostly ADA compliant. The facility has a fire alarm and sprinkler system. The facility in conditioned by roof top packaged HVAC units.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $20,000**

Currently Critical **Immediate to Two Years**

Project Index #: 2001ADA1

ADA SIGNAGE **Construction Cost $2,500**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 2001ADA2

ADA UPGRADES **Construction Cost $10,000**

The building does not have a designated accessible office and the door handles are not compliant with the Americans with Disabilities Act (ADA). This project would provide for an accessible office area, path of travel throughout the building and ADA compliant lever action door hardware. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 2001EXT2

REPAIR FLASHING AT ROOF **Construction Cost $7,500**

The school was built in 1994 and there have been some recurring roof leaks in the conference room near the windows. An investigation of the problem has determined that the roof flashing was improperly installed. This project recommends repairing and replacing the flashing in this area.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $321,500**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 2001HVA1

AIR CONDITIONER INSTALLATION **Construction Cost $2,500**

The server room is not sufficiently cooled by the existing HVAC system. If the room is too warm, the computer equipment will prematurely age and may fail due to overheating. It is recommended to install an air conditioning system in the room to ensure that the temperature is properly regulated. This project would provide for the purchase and installation of an air conditioner including all required connections to existing utilities.

Project Index #: 2001EXT1

EXTERIOR FINISHES - EIFS REPAIR **Construction Cost $176,000**

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 power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. Repairs to the damaged exterior insulation and finish system (EIFS) on the south side of the building should be completed as soon as possible to prevent further damage to the structure. It is recommended that the building be painted and repaired 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 or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 2001INT2

INTERIOR FINISHES **Construction Cost $110,000**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 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.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 2001ENR1

LIGHTING UPGRADE **Construction Cost $33,000**

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, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

BUILDING INFORMATION:

Gross Area (square feet):	**22,000**
Year Constructed:	**1994**
Exterior Finish 1:	**100 % EIFS**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % E**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry Units & Steel**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$20,000**	**Project Construction Cost per Square Foot:**	**$15.52**
Priority Class 2:	**$321,500**	**Total Facility Replacement Construction Cost:**	**$6,270,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$285**
Grand Total:	**$341,500**	**FCNI:**	**5%**

CYC RAMADA

BUILDING REPORT

The CYC Ramada is a steel post/beam and wood framed structure with a composition roofing system. There is a concrete barbeque at one end and a concrete slab-on-grade which is damaged in numerous areas including some of the steel post foundation.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $2,500**

Currently Critical **Immediate to Two Years**

Project Index #: 0514EXT2

DEMOLISH STRUCTURE **Construction Cost $2,500**

The structure is built of steel posts and beams, a wood framed roof structure and a concrete slab on grade foundation. All of these structural elements are showing signs of failing and the structure should be removed. This project provides for the demolition of the structure, including the foundation and disposal of the materials.

BUILDING INFORMATION:

Gross Area (square feet):	**968**
Year Constructed:	**1977**
Exterior Finish 1:	**100 % Steel Post / Open**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % U**
IBC Occupancy Type 2:	**%**
Construction Type:	**Steel Post & Beam**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$2,500**	**Project Construction Cost per Square Foot:**	**$2.58**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$29,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$30**
Grand Total:	**$2,500**	**FCNI:**	**9%**

CYC POOL HOUSE AND POOL

BUILDING REPORT

The CYC Pool House is a concrete masonry unit and wood framed structure with a single-ply roofing system on a concrete foundation. It contains restrooms and showers and a mechanical room for the pool equipment. At the time of the survey, the restrooms and showers were not in use and showed signs of damage to plumbing fixtures.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $40,000**

Currently Critical **Immediate to Two Years**

Project Index #: 0292ADA1

RESTROOM REMODEL **Construction Cost $40,000**

The showers and restroom facilities are damaged from wear and tear, not operational and do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the restrooms and constructing an accessible shower and restroom. These items may include a new shower stall, sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $54,750**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0292EXT2

EXTERIOR FINISHES **Construction Cost $10,000**

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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0292INT1

INTERIOR FINISHES **Construction Cost $10,000**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 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.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0292ENR1

LIGHTING UPGRADE **Construction Cost $3,000**

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 for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0292EXT3

ROOF REPLACEMENT **Construction Cost $30,000**

The single-ply roof on this building was in fair to poor condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 2-3 years.

Project Index #: 0292PLM2

WATER HEATER REPLACEMENT **Construction Cost $1,750**

There is a 50 gallon propane-fired water heater in the building that services the restroom sinks and showers. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is no longer operational and should be scheduled for replacement in the next 2-3 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	**2,000**
Year Constructed:	**1964**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**50 % H-4**
IBC Occupancy Type 2:	**50 % B**
Construction Type:	**Concrete Masonry Units**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$40,000**	**Project Construction Cost per Square Foot:**	**$47.38**
Priority Class 2:	**$54,750**	**Total Facility Replacement Construction Cost:**	**$400,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$200**
Grand Total:	**$94,750**	**FCNI:**	**24%**

CYC GARAGE / STORAGE

BUILDING REPORT

The CYC Garage / Storage is an engineered steel structure on a concrete foundation. The building is located along the eastern portion of the site and is used for storage.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $1,000**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0290EXT2

EXTERIOR DOOR REPLACEMENT **Construction Cost $1,000**

The exterior metal man door 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 a new metal door, frame and hardware. Removal and disposal of the existing door is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $2,000**

Long-Term Needs **Four to Ten Years**

Project Index #: 0290EXT1

EXTERIOR FINISHES **Construction Cost $2,000**

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 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 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**2,000**
Year Constructed:	**1977**
Exterior Finish 1:	**100 % Metal Siding**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % S-2**
IBC Occupancy Type 2:	**%**
Construction Type:	**Engineered Steel Building**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$1.50**
Priority Class 2:	**$1,000**	**Total Facility Replacement Construction Cost:**	**$80,000**
Priority Class 3:	**$2,000**	**Facility Replacement Cost per Square Foot:**	**$40**
Grand Total:	**$3,000**	**FCNI:**	**4%**

CYC CULINARY / DINING / GYM / LAUNDRY

BUILDING REPORT

The CYC Culinary / Dining / Gym / Laundry is a concrete masonry unit, steel and wood framed structure with a single-ply roofing system on a concrete foundation. The facility has multiple dry and cold storage areas, kitchen and bakery, dining space, a large gymnasium and multi-purpose room with a stage, laundry room and mechanical space. The facility is not fully ADA compliant including the restrooms. There are multiple roof top packaged HVAC units, evaporative coolers, make-up air units and exhaust fans of varying ages providing ventilation, heating and cooling into most spaces except for the multi-purpose room which has no cooling. The building has a fire alarm system but is lacking fire sprinklers. Also the roof membrane has failed in some areas from age and has shown signs of leaking.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $786,840**

Currently Critical **Immediate to Two Years**

Project Index #: 0221ADA5

ADA ACCESSIBILITY IMPROVEMENTS

Construction Cost $100,000

The existing building is in need of an ADA accessibility upgrade. This project would provide for new lever action door hardware throughout, modifications to dining and serving tables and counters in the culinary and dining areas and modifications to the existing Men's and Women's restrooms which are used by the public during special events. The locker rooms in the Gym are also included in this estimate.
NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0221ADA3

ADA SIGNAGE

Construction Cost $8,000

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0221ADA4

ADA UPGRADES - STAGE

Construction Cost $7,500

The auditorium is lacking an accessible path to the stage. The stage is required to have an accessible path to it per the Americans with Disabilities Act (ADA) regulations. This project would provide for an accessible ramp or powered lift to access the stage. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0221SFT2

EXIT SIGN & EGRESS LIGHTING UPGRADE

Construction Cost $12,000

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0221SFT3

FIRE ALARM SYSTEM UPGRADE **Construction Cost $146,520**

This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the 2006 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0221SFT1

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $512,820**

The building is over 24,000 square feet in area and is not equipped with a fire suppression system. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $2,196,880**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0221PLM2

BOILER REPAIRS **Construction Cost $10,000**

There are two hot water boilers servicing the building. The one serving the Laundry and Culinary has had continuous problems and requires constant maintenance. Equipment such as motors and blow-off valves have failed prematurely. This project would provide for a professional evaluation of the boiler and associated equipment by a mechanical engineer and also for replacement parts that may be necessary to keep the boiler in working condition until a new boiler can be purchased.

Project Index #: 0221EXT1

EXTERIOR FINISHES **Construction Cost $183,150**

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 stucco and 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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0221HVA1

HVAC SYSTEM UPGRADE **Construction Cost $1,000,000**

The HVAC system consists of many roof mounted packaged units and evaporative coolers. They are not energy efficient and have reached the end of their expected and useful life. The air handlers are troublesome and require constant maintenance to remain in working condition. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles and any new ducting and associated work. The new system should be designed by a mechanical engineer who will determine the most economical and efficient way to upgrade the existing building. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0221CUL1

ICE MACHINE REPLACEMENT **Construction Cost $4,500**

There is an ice machine in the dining room. This unit is showing signs of wear including extensive leaks which are ruining the flooring and should be scheduled for replacement in the next 2-3 years. It is recommended that a new ice machine be purchased and installed. Removal and disposal of the existing machine is included in this estimate.

Project Index #: 0221INT1

INTERIOR FINISHES **Construction Cost $183,150**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 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. This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0221ENR1

LIGHTING UPGRADE **Construction Cost $36,630**

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, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0221INT2

REPLACE FLOORING **Construction Cost $200,000**

The VCT (vinyl composite tile) and carpet 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 and heavy duty commercial grade carpet in the next 2-3 years. The gymnasium and concrete floors are excluded from the square footage.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0221EXT2

ROOF REPLACEMENT **Construction Cost $549,450**

The roof on this building was in poor condition at the time of the survey. The roof coating has failed and staff has reported numerous leaks. The statewide roofing program has set the useful life of an average roof at 20 years. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. Staff has reported active leaks as well. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program.

Project Index #: 0221PLM3

WATER TREATMENT SYSTEM INSTALLATION **Construction Cost $30,000**

The existing water softening/ treatment system in the building only serves the boiler for the Laundry and Culinary. The other boiler and the rest of the HVAC equipment should have a water treatment system as well. Failure to treat the water can cause wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the purchase and installation of water softeners/ treatment systems to serve all of the mechanical and plumbing equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor for the HVAC systems. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost. For budgeting purposes, a $12,000 fee is suggested.

BUILDING INFORMATION:

Gross Area (square feet):	**36,630**
Year Constructed:	**1966**
Exterior Finish 1:	**50 % Painted CMU**
Exterior Finish 2:	**50 % EIFS**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**70 % A-3**
IBC Occupancy Type 2:	**30 % B**
Construction Type:	**Concrete Masonry Units & Steel**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$786,840**	**Project Construction Cost per Square Foot:**	**$81.46**
Priority Class 2:	**$2,196,880**	**Total Facility Replacement Construction Cost:**	**$10,073,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$2,983,720**	**FCNI:**	**30%**

CYC EVALUATION / INFIRMARY

BUILDING REPORT

The CYC Evaluation / Infirmary is a concrete masonry unit and wood framed structure with a single-ply roofing system on a concrete foundation. The facility contains offices, exam rooms, a waiting area and mechanical room. There is an old HVAC unit that is in need of replacement. There is a fire alarm system but no fire sprinklers and the facility is not ADA compliant.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $89,858**

Currently Critical **Immediate to Two Years**

Project Index #: 0220ADA1

ADA RESTROOM REMODEL

Construction Cost $60,000

The building does not have an accessible restroom. The existing restroom does 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. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0220ADA3

ADA SIGNAGE INSTALLATION

Construction Cost $750

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0220ADA4

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Construction Cost $4,000

This building contains a water fountain. The 2006 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain.
NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0220SFT3

EXIT SIGN & EGRESS LIGHTING UPGRADE

Construction Cost $2,500

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0220SFT2

FIRE ALARM SYSTEM UPGRADE **Construction Cost $6,312**

This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the 2006 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0220SFT1

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $11,046**

The building is a B occupancy per the 2006 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0220ADA5

INSTALL LEVER ACTION DOOR HARDWARE **Construction Cost $5,250**

The existing door handles are round knob type and are not ADA compliant. This project would provide for the installation of new lever action door hardware on all doors in the facility. This estimate is for 15 units. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $56,872**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0220EXT1

EXTERIOR FINISHES **Construction Cost $7,890**

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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0220ENR1

HVAC SYSTEMS UPGRADE **Construction Cost $8,000**

The packaged HVAC unit in the mechanical closet is due for replacement. It is not energy efficient and has reached the end of its expected and useful life. This project would provide for installation of a new HVAC packaged unit and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC unit and all required connections to utilities.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0220INT2

INTERIOR FINISHES **Construction Cost $7,890**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 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. This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0220ENR2

LIGHTING UPGRADE **Construction Cost $3,156**

The existing interior and exterior 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 and compact fluorescent lights (CFL's) are suggested. 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.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0220EXT2

ROOF REPLACEMENT **Construction Cost $18,936**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.

Project Index #: 0220ENR3

WINDOW REPLACEMENT **Construction Cost $11,000**

The windows are original, single pane construction in a metal frame. 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 11 units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	**1,578**
Year Constructed:	**1962**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % B**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry Units & Wood**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$89,858**	**Project Construction Cost per Square Foot:**	**$92.98**
Priority Class 2:	**$56,872**	**Total Facility Replacement Construction Cost:**	**$434,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$146,730**	**FCNI:**	**34%**

CYC SCHOOL - OLD

BUILDING REPORT

The CYC School - Old is a concrete masonry unit and wood framed structure with a single-ply roofing system on a concrete foundation. It contains a library, classrooms with individual restrooms, storage areas, a culinary / kitchen classroom and offices. There are 5 roof mounted packaged HVAC units and an evaporative cooler which provides heating and cooling as well as a fire alarm system. The building is lacking a fire sprinkler system and is in need of numerous ADA accessibility improvements. There is a proposed capital improvement project for adding fire sprinklers to this building under 09-S03.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $327,000**

Currently Critical **Immediate to Two Years**

Project Index #: 0219ADA1

ADA RESTROOM REMODEL **Construction Cost $15,000**

Each of the eight classrooms and the Teacher's Lounge has a restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. This project would provide funding for construction of one unisex accessible restroom for staff and students. These items may include a new sink, toilet, door hardware, mirrors, fixtures, grab bars, flooring and paint. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project. This estimate could be used for future unisex ADA restroom remodels in the future
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0219ADA4

ADA SIGNAGE **Construction Cost $5,000**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0219ADA2

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION **Construction Cost $4,000**

This building contains a water fountain. The 2006 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0219SFT1

EXIT SIGN AND EGRESS LIGHTING UPGRADE **Construction Cost $11,760**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0219EXT1

EXTERIOR FINISHES **Construction Cost $58,800**

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. Also included is repairing and painting the wood fascia as needed. It is recommended that the building be painted and caulked 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 or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0219SFT3

FIRE ALARM SYSTEM UPGRADE **Construction Cost $47,040**

This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. The current system is problematic and the duct detectors were rendered inoperative in a previous remodel. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the 2006 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0219SFT2

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $176,400**

Given the remote location of the site, their dependence on a volunteer fire department and notification and response issues related to a past fire, it is recommended to install a fire suppression system throughout the building. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". This project would provide funding for the installation of a fire sprinkler system and connection to existing underground fire protection water line.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0219ENV1

NONABSORBENT FINISHES **Construction Cost $9,000**

2006 IBC Section 1210 requires the installation of smooth, hard, nonabsorbent surfaces in the following restroom areas: on floors in toilet and bathing rooms that extend upward onto the walls at least 6 inches, within 2 feet of the sides of urinals and water closets to a height of 4 feet above the floor and in shower compartments to a height not less than 70 inches above the drain inlet. This project recommends the installation of Fiberglass Reinforced Panel (FRP) or an equal material in all 8 restroom facilities to comply with this code section.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $322,980

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0219ENR2

EXTERIOR ENERGY RETROFIT **Construction Cost $167,600**

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, safety glazed windows. This estimate includes removal and disposal of the existing windows. The estimate is based on $10.00 per square foot for the EIFS plus $1000.00 per window for 50 windows.

Project Index #: 0219ENR1

LIGHTING UPGRADE **Construction Cost $11,760**

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, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0219PLM1

PLUMBING VALVE REPLACEMENTS **Construction Cost $2,500**

The majority of the plumbing isolation valves are gate valves that are original to the building. Most of these valves no longer completely stop water when closed. This project would provide for replacing the valves with new ball or gate valves.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0219EXT2

ROOF REPLACEMENT **Construction Cost $141,120**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $58,800**

Long-Term Needs **Four to Ten Years**

Project Index #: 0219INT3

INTERIOR FINISHES **Construction Cost $58,800**

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.

BUILDING INFORMATION:

Gross Area (square feet):	**11,760**
Year Constructed:	**1962**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % E**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry Units & Steel**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$327,000**	**Project Construction Cost per Square Foot:**	**$60.27**
Priority Class 2:	**$322,980**	**Total Facility Replacement Construction Cost:**	**$3,234,000**
Priority Class 3:	**$58,800**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$708,780**	**FCNI:**	**22%**

CYC ADMINISTRATION

BUILDING REPORT

The CYC Administration is an uninsulated CMU, wood and concrete framed structure with a single-ply roofing system on a concrete foundation. It provides offices and storage for staff, a central conference area and reception desk. There are Men's and Women's designated ADA accessible restrooms which are in need of some minor modifications to make it fully compliant. The HVAC system consists of a 4 pipe closed loop system with an exterior mounted condenser for the chilled water and a small boiler for heating water. The facility has a fire alarm system but is lacking a fire sprinkler system.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $41,795**

Currently Critical **Immediate to Two Years**

Project Index #: 0218ADA4

ADA RESTROOM UPGRADE **Construction Cost $5,000**

The Men's and Women's designated ADA restrooms do not meet the Americans with Disabilities Act (ADA) requirements. This project would provide funding for upgrades to the restrooms. Alterations may include hardware, mirrors, toilet handle relocation, vertical grab bars, flooring and paint and/ or moving the existing fixtures to compliant locations. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0218ADA3

ADA SIGNAGE **Construction Cost $1,500**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0218ADA2

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION **Construction Cost $4,000**

This building contains a water fountain. The 2006 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain.
NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0218SFT2

EXIT SIGN AND EGRESS LIGHTING UPGRADE **Construction Cost $2,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0218SFT3

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $29,295**

The building is a B occupancy per the 2006 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $175,865**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0218ENR1

EXTERIOR ENERGY RETROFIT **Construction Cost $41,850**

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, safety glazed windows. This estimate includes removal and disposal of the existing windows. The estimate is based on $10.00 per square foot for the EIFS plus $1000.00 per window for 20 windows.

Project Index #: 0218EXT1

EXTERIOR FINISHES **Construction Cost $20,925**

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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0218ENR4

HVAC UPGRADES **Construction Cost $50,000**

The heat pump units and chiller piping are original to the building and should be scheduled for replacement. They are located in the ceiling above the circular corridor and have been causing problems including leaks from the piping. This project would provide for replacing the equipment and cleaning of the existing duct work and grills. This project includes removal and disposal of the existing equipment and all required connections to utilities.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0218ENR3

LIGHTING UPGRADE **Construction Cost $8,370**

The existing interior and exterior 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 and compact fluorescent lights (CFL's) are suggested. 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.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0218ENV1

NONABSORBENT FINISHES **Construction Cost $2,000**

2006 IBC Section 1210 requires the installation of smooth, hard, nonabsorbent surfaces in the following restroom areas: on floors in toilet and bathing rooms that extend upward onto the walls at least 6 inches, within 2 feet of the sides of urinals and water closets to a height of 4 feet above the floor and in shower compartments to a height not less than 70 inches above the drain inlet. 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 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0218EXT2

ROOF REPLACEMENT **Construction Cost $50,220**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.

Project Index #: 0218PLM2

WATER HEATER REPLACEMENT **Construction Cost $2,500**

There is an older booster water heater in the building that appears to be original to the structure. 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.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $20,925**

Long-Term Needs **Four to Ten Years**

Project Index #: 0218INT3

INTERIOR FINISHES **Construction Cost $20,925**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet):	**4,185**
Year Constructed:	**1962**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % B**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry Units & Steel**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$41,795**	**Project Construction Cost per Square Foot:**	**$57.01**
Priority Class 2:	**$175,865**	**Total Facility Replacement Construction Cost:**	**$1,172,000**
Priority Class 3:	**$20,925**	**Facility Replacement Cost per Square Foot:**	**$280**
Grand Total:	**$238,585**	**FCNI:**	**20%**

CYC LINCOLN DORMITORY

BUILDING REPORT

The CYC Lincoln Dorm is an uninsulated CMU, wood and concrete framed structure with a single-ply roofing system on a concrete foundation. It contains restrooms, sleeping areas, and a kitchenette for youths in a controlled environment. The facility has a fire alarm and sprinkler system and two roof mounted HVAC units. The building is in good shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $7,500**

Currently Critical **Immediate to Two Years**

Project Index #: 0217SFT2

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $1,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0217PLM3

PLUMBING SCOPE SERVICE **Construction Cost $3,000**

The floor drains in the restroom have consistent backups and should be scoped with a camera to determine the cause of the problem. The drains require repairs by the maintenance crew about once a week and are a burden both on time and cost to the maintenance program at the facility. A thorough inspection of the drains will help determine the cause of the problems and give insight into whether a more comprehensive solution is necessary, such as replacing the drain piping.

Project Index #: 0217SFT4

SPRINKLER PIPE ENCAPSULATION **Construction Cost $3,000**

The sprinkler piping is hung from the ceiling of the dormitory and is exposed to the occupants. This creates a safety hazard in two ways. One is that the occupants could damage the piping and cause flooding in the building. The other is that the occupants can tie things around the pipes and cause harm to themselves. This project recommends encapsulating the piping with wallboard and texturing and painting to match the adjacent ceiling finishes.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $200,128**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0217INT3

CABINET REPLACEMENT **Construction Cost $16,000**

The sleeping rooms have a built-in desk, dresser and wardrobe closet for the students clothing and personal effects. They are constructed of particle board and are of poor quality. Many are missing pulls and handles, have broken drawer faces and broken drawer slides. This project recommends replacing the existing units with heavy duty, institutional type desks and storage units constructed of metal or plywood with a washable surface. There are 18 built-in units and 2 portable units in the confinement rooms.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0217EXT5

EXTERIOR DOOR REPLACEMENT **Construction Cost $3,000**

The existing exterior wood door appears to be original to the building. It is damaged from age and general wear and tear. This project would provide for the replacement of the wood door with a new metal door, frame and hardware. Removal and disposal of the existing door and painting of the new door is included in this estimate.

Project Index #: 0217ENR1

EXTERIOR ENERGY RETROFIT **Construction Cost $65,920**

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, safety glazed windows. This estimate includes removal and disposal of the existing windows. The estimate is based on $10.00 per square foot for the EIFS plus $1000.00 per window for 20 windows.

Project Index #: 0217EXT1

EXTERIOR FINISHES **Construction Cost $22,960**

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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0217INT2

INTERIOR FINISHES **Construction Cost $22,960**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 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.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0217ENR3

LIGHTING UPGRADE **Construction Cost $9,184**

The existing interior and exterior 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 and compact fluorescent lights (CFL's) are suggested. 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.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0217EXT3

ROOF REPLACEMENT **Construction Cost $55,104**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 2-3 years.

Project Index #: 0217SFT5

VENT GRILL REPLACEMENT **Construction Cost $5,000**

Each sleeping room has a grill in the door to allow for air circulation and ventilation. The original grills were made of wood and have not held up well over time. Many are broken and many have been replaced, but they are all due to be replaced with heavy duty, tamper-proof grills. This project would provide for removing and replacing 20 vent grills.

BUILDING INFORMATION:

Gross Area (square feet):	**4,592**
Year Constructed:	**1977**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % I-1**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry Units & Wood**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$7,500**	**Project Construction Cost per Square Foot:**	**$45.22**
Priority Class 2:	**$200,128**	**Total Facility Replacement Construction Cost:**	**$1,286,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$280**
Grand Total:	**$207,628**	**FCNI:**	**16%**

CYC KIMBERLY DORMITORY

BUILDING REPORT

The CYC Kimberly Dorm is an uninsulated CMU, concrete and wood framed structure with a single-ply roofing system on a concrete foundation. It contains restrooms, sleeping areas, and a kitchenette for youths in a controlled environment. The facility has a fire alarm and sprinkler system and two roof mounted HVAC units. The building is in good shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $32,500**

Currently Critical **Immediate to Two Years**

Project Index #: 0216ADA2

ADA RESTROOM UPGRADE **Construction Cost $25,000**

The building does not have an accessible restroom. This dormitory is designated for female occupants along with the Aurora dormitory. Work has been done on two of the male dorms for accessibility, but neither of these female dorms have been upgraded for accessibility. This project would provide funding for construction of an accessible shower room, water closet, sink and dispensers and access to these areas. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0216SFT2

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $1,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0216PLM3

PLUMBING SCOPE SERVICE **Construction Cost $3,000**

The floor drains in the restroom have consistent backups and should be scoped with a camera to determine the cause of the problem. The drains require repairs by the maintenance crew about once a week and are a burden both on time and cost to the maintenance program at the facility. A thorough inspection of the drains will help determine the cause of the problems and give insight into whether a more comprehensive solution is necessary, such as replacing the drain piping.

Project Index #: 0216SFT4

SPRINKLER PIPE ENCAPSULATION **Construction Cost $3,000**

The sprinkler piping is hung from the ceiling of the dormitory and is exposed to the occupants. This creates a safety hazard in two ways. One is that the occupants could damage the piping and cause flooding in the building. The other is that the occupants can tie things around the pipes and cause harm to themselves. This project recommends encapsulating the piping with wallboard and texturing and painting to match the adjacent ceiling finishes.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $200,128**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0216INT3

CABINET REPLACEMENT **Construction Cost $16,000**

The sleeping rooms have a built-in desk, dresser and wardrobe closet for the students clothing and personal effects. They are constructed of chipboard and are of poor quality. Many are missing pulls and handles, have broken drawer faces and broken drawer slides. This project recommends replacing the existing units with heavy duty, institutional type desks and storage units constructed of metal or plywood with a washable surface. There are 18 built-in units and 2 portable units in the confinement rooms.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0216EXT5

EXTERIOR DOOR REPLACEMENT **Construction Cost $3,000**

The existing exterior wood door appears to be original to the building. It is damaged from age and general wear and tear. This project would provide for the replacement of the wood door with a new metal door, frame, hardware and paint. Removal and disposal of the existing door and painting of the new door is included in this estimate.

Project Index #: 0216ENR1

EXTERIOR ENERGY RETROFIT **Construction Cost $65,920**

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, safety glazed windows. This estimate includes removal and disposal of the existing windows. The estimate is based on $10.00 per square foot for the EIFS plus $1000.00 per window for 20 windows.

Project Index #: 0216EXT1

EXTERIOR FINISHES **Construction Cost $22,960**

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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0216INT2

INTERIOR FINISHES **Construction Cost $22,960**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 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.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0216ENR3

LIGHTING UPGRADE **Construction Cost $9,184**

The existing interior and exterior 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 and compact fluorescent lights (CFL's) are suggested. 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.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0216EXT3

ROOF REPLACEMENT **Construction Cost $55,104**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 2-3 years.

Project Index #: 0216SFT5

VENT GRILL REPLACEMENT **Construction Cost $5,000**

Each sleeping room has a grill in the door to allow for air circulation and ventilation. The original grills were made of wood and have not held up well over time. Many are broken and many have been replaced, but they are all due to be replaced with heavy duty, tamper-proof grills. This project would provide for removing and replacing 20 vent grills.

BUILDING INFORMATION:

Gross Area (square feet):	**4,592**
Year Constructed:	**1977**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % I-1**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry Units & Wood**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$32,500**	**Project Construction Cost per Square Foot:**	**$50.66**
Priority Class 2:	**$200,128**	**Total Facility Replacement Construction Cost:**	**$1,286,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$280**
Grand Total:	**$232,628**	**FCNI:**	**18%**

CYC JARBIDGE DORMITORY

BUILDING REPORT

The CYC Jarbidge Dorm is an uninsulated CMU and concrete framed structure with a single-ply roofing system on a concrete foundation. It contains restrooms, sleeping areas, and a kitchenette for youths in a controlled environment. The facility has a fire alarm and sprinkler system and two roof mounted HVAC units. The building is in good shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $15,000**

Currently Critical **Immediate to Two Years**

Project Index #: 0215SFT2

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $1,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0215SFT4

EXTERIOR LANDING **Construction Cost $500**

The exterior landing at the secondary exit door is in need of replacement due to the door swinging out over a 7" step. The 2006 IBC Chapter 10 requires a flat landing no more that 1/2 inch below finish floor where the door swings out over the landing. This project would provide for a new concrete landing to be installed.

Project Index #: 0215PLM3

PLUMBING SCOPE SERVICE **Construction Cost $3,000**

The floor drains in the restroom have consistent backups and should be scoped with a camera to determine the cause of the problem. The drains require repairs by the maintenance crew about once a week and are a burden both on time and cost to the maintenance program at the facility. A thorough inspection of the drains will help determine the cause of the problems and give insight into whether a more comprehensive solution is necessary, such as replacing the drain piping.

Project Index #: 0215EXT4

ROOF FLASHING / CONCRETE REPAIRS **Construction Cost $10,000**

The roof flashing and the concrete beams on the roof and under the eaves are due for repairs. The flashing is damaged and the concrete beams are deteriorating. The rubble from the concrete beams will damage the single-ply roofing and cause leaks if not repaired. This project would provide funds for repairing the roof flashing and concrete support beams. The estimate includes replacing flashing if needed, removing the caulking at the flashing, re-caulking and painting the flashing. It also includes removing the failed concrete at the beams on the roof and the beams below the eave and recasting them to their original shape and strength. This project should be completed prior to or at the same time as the re-roofing project.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $190,790**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0215INT3

CABINET REPLACEMENT **Construction Cost $16,000**

The sleeping rooms have a built-in desk, dresser and wardrobe closet for the students clothing and personal effects. They are constructed of chipboard and are of poor quality. Many are missing pulls and handles, have broken drawer faces and broken drawer slides. This project recommends replacing the existing units with heavy duty, institutional type desks and storage units constructed of metal or plywood with a washable surface. There are 18 built-in units and 2 portable units in the confinement rooms.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0215EXT5

EXTERIOR DOOR REPLACEMENT **Construction Cost $5,000**

The exterior wood exit double doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the double door assembly with new metal doors, frames, hardware and paint. Removal and disposal of the existing doors is included in this estimate.

Project Index #: 0215ENR3

EXTERIOR ENERGY RETROFIT **Construction Cost $61,850**

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, safety glazed windows. This estimate includes removal and disposal of the existing windows. The estimate is based on $10.00 per square foot for the EIFS plus $1000.00 per window for 20 windows.

Project Index #: 0215EXT1

EXTERIOR FINISHES **Construction Cost $20,925**

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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0215INT2

INTERIOR FINISHES **Construction Cost $20,925**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 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.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0215ENR1

LIGHTING UPGRADE **Construction Cost $8,370**

The existing interior and exterior 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 and compact fluorescent lights (CFL's) are suggested. 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.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0215SIT1

REMOVE SHRUBS WITHIN 3' OF BUILDING **Construction Cost $2,500**

The exterior of the building is surrounded by large shrubs. They are difficult to maintain and they provide shelter for unwanted things such as rodents, trash and landscape debris. It is recommended to remove the shrubs to eliminate these problems. This project would provide for removing the shrubs and covering the dirt with gravel.

Project Index #: 0215EXT3

ROOF REPLACEMENT **Construction Cost $50,220**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 2-3 years.

Project Index #: 0215SFT5

VENT GRILL REPLACEMENT **Construction Cost $5,000**

Each sleeping room has a grill in the door to allow for air circulation and ventilation. The original grills were made of wood and have not held up well over time. Many are broken and many have been replaced, but they are all due to be replaced with heavy duty, tamper-proof grills. This project would provide for removing and replacing 20 vent grills.

BUILDING INFORMATION:

Gross Area (square feet):	**4,185**
Year Constructed:	**1964**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % I-1**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry Units & Steel**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$15,000**	**Project Construction Cost per Square Foot:**	**$49.17**
Priority Class 2:	**$190,790**	**Total Facility Replacement Construction Cost:**	**$1,172,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$280**
Grand Total:	**$205,790**	**FCNI:**	**18%**

CYC HAMILTON DORMITORY

BUILDING REPORT

The CYC Hamilton Dorm is an uninsulated CMU and concrete framed structure with a single-ply roofing system on a concrete foundation. It contains restrooms, sleeping areas, and a kitchenette for youths in a controlled environment. The facility has a fire alarm and sprinkler system and two roof mounted HVAC units. The building is in good shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $15,000**

Currently Critical **Immediate to Two Years**

Project Index #: 0214SFT2

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $1,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0214SFT4

EXTERIOR LANDING **Construction Cost $500**

The exterior landing at the secondary exit door is in need of replacement due to the door swinging out over a 7" step. The 2006 IBC Chapter 10 requires a flat landing no more that 1/2 inch below finish floor where the door swings out over the landing. This project would provide for a new concrete landing to be installed.

Project Index #: 0214PLM3

PLUMBING SCOPE SERVICE **Construction Cost $3,000**

The floor drains in the restroom have consistent backups and should be scoped with a camera to determine the cause of the problem. The drains require repairs by the maintenance crew about once a week and are a burden both on time and cost to the maintenance program at the facility. A thorough inspection of the drains will help determine the cause of the problems and give insight into whether a more comprehensive solution is necessary, such as replacing the drain piping.

Project Index #: 0214EXT4

ROOF FLASHING / CONCRETE REPAIRS **Construction Cost $10,000**

The roof flashing and the concrete beams on the roof and under the eaves are due for repairs. The flashing is damaged and the concrete beams are deteriorating. The rubble from the concrete beams will damage the single-ply roofing and cause leaks if not repaired. This project would provide funds for repairing the roof flashing and concrete support beams. The estimate includes replacing flashing if needed, removing the caulking at the flashing, re-caulking and painting the flashing. It also includes removing the failed concrete at the beams on the roof and the beams below the eave and recasting them to their original shape and strength. This project should be completed prior to or at the same time as the re-roofing project.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $191,790**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0214INT3

CABINET REPLACEMENT **Construction Cost $16,000**

The sleeping rooms have a built-in desk, dresser and wardrobe closet for the students clothing and personal effects. They are constructed of particle board and are of poor quality. Many are missing pulls and handles, have broken drawer faces and broken drawer slides. This project recommends replacing the existing units with heavy duty, institutional type desks and storage units constructed of metal or plywood with a washable surface. There are 18 built-in units and 2 portable units in the confinement rooms.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0214EXT5

EXTERIOR DOOR REPLACEMENT **Construction Cost $5,000**

The exterior wood exit double doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the double door assembly with new metal doors, frames, hardware and paint. Removal and disposal of the existing doors is included in this estimate.

Project Index #: 0214ENR1

EXTERIOR ENERGY RETROFIT **Construction Cost $61,850**

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, safety glazed windows. This estimate includes removal and disposal of the existing windows. The estimate is based on $10.00 per square foot for the EIFS plus $1000.00 per window for 20 windows.

Project Index #: 0214EXT1

EXTERIOR FINISHES **Construction Cost $20,925**

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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0214INT2

INTERIOR FINISHES **Construction Cost $20,925**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 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.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0214ELE1

LIGHTING UPGRADE **Construction Cost $8,370**

The existing interior and exterior 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 and compact fluorescent lights (CFL's) are suggested. 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.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0214SIT1

REMOVE SHRUBS WITHIN 3' OF BUILDING **Construction Cost $2,500**

The exterior of the building is surrounded by large shrubs. They are difficult to maintain and they provide shelter for unwanted things such as rodents, trash and landscape debris. It is recommended to remove the shrubs to eliminate these problems. This project would provide for removing the shrubs and covering the dirt with gravel.

Project Index #: 0214INT4

RESTROOM UPGRADES **Construction Cost $1,000**

The faucets and sinks in the restroom are worn and damaged from many years of use and should be scheduled for replacement. It is recommended that the faucets and sinks be replaced with new fixtures. This project includes removal and disposal of the existing fixtures and installation of new fixtures.

Project Index #: 0214EXT3

ROOF REPLACEMENT **Construction Cost $50,220**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 2-3 years.

Project Index #: 0214SFT5

VENT GRILL REPLACEMENT **Construction Cost $5,000**

Each sleeping room has a grill in the door to allow for air circulation and ventilation. The original grills were made of wood and have not held up well over time. Many are broken and many have been replaced, but they are all due to be replaced with heavy duty, tamper-proof grills. This project would provide for removing and replacing 20 vent grills.

BUILDING INFORMATION:

Gross Area (square feet):	**4,185**
Year Constructed:	**1964**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % I-1**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry Units & Steel**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$15,000**	**Project Construction Cost per Square Foot:**	**$49.41**
Priority Class 2:	**$191,790**	**Total Facility Replacement Construction Cost:**	**$1,172,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$280**
Grand Total:	**$206,790**	**FCNI:**	**18%**

CYC CURRIE DORMITORY

BUILDING REPORT

The CYC Currie Dorm is an uninsulated CMU and concrete framed structure with a single-ply roofing system on a concrete foundation. It contains restrooms, sleeping areas, and a kitchenette for youths in a controlled environment. The facility has a fire alarm and sprinkler system and two roof mounted HVAC units. The building is in good shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $28,250**

Currently Critical **Immediate to Two Years**

Project Index #: 0213ADA2

ADA RESTROOM UPGRADE **Construction Cost $10,000**

The restroom has had some accessibility upgrades done recently but does not fully comply with the Americans with Disabilities Act (ADA) requirements. Some additional upgrades are necessary to comply with the code. This project would provide funding for retrofitting the entrance to the shower and any minor upgrades such as locations of fixtures and accessories. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0213ADA3

ADA SIGNAGE **Construction Cost $750**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0213SFT2

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $1,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0213PLM3

PLUMBING SCOPE SERVICE **Construction Cost $3,000**

The floor drains in the restroom have consistent backups and should be scoped with a camera to determine the cause of the problem. The drains require repairs by the maintenance crew about once a week and are a burden both on time and cost to the maintenance program at the facility. A thorough inspection of the drains will help determine the cause of the problems and give insight into whether a more comprehensive solution is necessary, such as replacing the drain piping.

Project Index #: 0213EXT4

ROOF FLASHING / CONCRETE REPAIRS **Construction Cost $10,000**

The roof flashing and the concrete beams on the roof and under the eaves are due for repairs. The flashing is damaged and the concrete beams are deteriorating. The rubble from the concrete beams will damage the single-ply roofing and cause leaks if not repaired. This project would provide funds for repairing the roof flashing and concrete support beams. The estimate includes replacing flashing if needed, removing the caulking at the flashing, re-caulking and painting the flashing. It also includes removing the failed concrete at the beams on the roof and the beams below the eave and recasting them to their original shape and strength. This project should be completed prior to or at the same time as the re-roofing project.

Project Index #: 0213SFT4

SPRINKLER PIPE ENCAPSULATION **Construction Cost $3,000**

The sprinkler piping is hung from the ceiling of the dormitory and is exposed to the occupants. This creates a safety hazard in two ways. One is that the occupants could damage the piping and cause flooding in the building. The other is that the occupants can tie things around the pipes and cause harm to themselves. This project recommends encapsulating the piping with wallboard and texturing and painting to match the adjacent ceiling finishes.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $190,790**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0213INT3

CABINET REPLACEMENT **Construction Cost $16,000**

The sleeping rooms have a built-in desk, dresser and wardrobe closet for the students clothing and personal effects. They are constructed of chipboard and are of poor quality. Many are missing pulls and handles, have broken drawer faces and broken drawer slides. This project recommends replacing the existing units with heavy duty, institutional type desks and storage units constructed of metal or plywood with a washable surface. There are 18 built-in units and 2 portable units in the confinement rooms.

This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0213EXT5

EXTERIOR DOOR REPLACEMENT **Construction Cost $5,000**

The exterior wood exit double doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the double door assembly with new metal doors, frames, hardware and paint. Removal and disposal of the existing doors is included in this estimate.

Project Index #: 0213ENR1

EXTERIOR ENERGY RETROFIT **Construction Cost $61,850**

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, safety glazed windows. This estimate includes removal and disposal of the existing windows. The estimate is based on $10.00 per square foot for the EIFS plus $1000.00 per window for 20 windows.

Project Index #: 0213EXT1

EXTERIOR FINISHES **Construction Cost $20,925**

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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0213INT2

INTERIOR FINISHES **Construction Cost $20,925**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 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. This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0213ELE2

LIGHTING UPGRADE **Construction Cost $8,370**

The existing interior and exterior 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 and compact fluorescent lights (CFL's) are suggested. 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.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0213SIT1

REMOVE SHRUBS WITHIN 3' OF BUILDING **Construction Cost $2,500**

The exterior of the building is surrounded by large shrubs. They are difficult to maintain and they provide shelter for unwanted things such as rodents, trash and landscape debris. It is recommended to remove the shrubs to eliminate these problems. This project would provide for removing the shrubs and covering the dirt with gravel.

Project Index #: 0213EXT3

ROOF REPLACEMENT **Construction Cost $50,220**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 2-3 years.

Project Index #: 0213SFT5

VENT GRILL REPLACEMENT **Construction Cost $5,000**

Each sleeping room has a grill in the door to allow for air circulation and ventilation. The original grills were made of wood and have not held up well over time. Many are broken and many have been replaced, but they are all due to be replaced with heavy duty, tamper-proof grills. This project would provide for removing and replacing 20 vent grills.

BUILDING INFORMATION:

Gross Area (square feet):	**4,185**
Year Constructed:	**1962**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % I-1**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry Units & Steel**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$28,250**	**Project Construction Cost per Square Foot:**	**$52.34**
Priority Class 2:	**$190,790**	**Total Facility Replacement Construction Cost:**	**$1,172,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$280**
Grand Total:	**$219,040**	**FCNI:**	**19%**

CYC BEOWAWE DORMITORY

BUILDING REPORT

The CYC Beowawe Dorm is an uninsulated CMU and concrete framed structure with a single-ply roofing system on a concrete foundation. It contains restrooms, sleeping areas, and a kitchenette for youths in a controlled environment. The facility has a fire alarm and sprinkler system and two roof mounted HVAC units. The building is in good shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $28,750**

Currently Critical **Immediate to Two Years**

Project Index #: 0212ADA2

ADA RESTROOM UPGRADE **Construction Cost $10,000**

The restroom has had some accessibility upgrades done recently but does not fully comply with the Americans with Disabilities Act (ADA) requirements. Some additional upgrades are necessary to comply with the code. This project would provide funding for retrofitting the entrance to the shower and any minor upgrades such as locations of fixtures and accessories. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0212ADA3

ADA SIGNAGE **Construction Cost $750**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0212SFT2

EXIT SIGN AND EGRESS LIGHTING UPGRADE **Construction Cost $1,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0212SFT6

EXTERIOR LANDING **Construction Cost $500**

The exterior landing at the secondary exit door is missing. The 2006 IBC Chapter 10 requires a flat landing no more that 1/2 inch below finish floor where the door swings out over the gravel. This project would provide for a new concrete landing to be installed.

Project Index #: 0212PLM3

PLUMBING SCOPE SERVICE **Construction Cost $3,000**

The floor drains in the restroom have consistent backups and should be scoped with a camera to determine the cause of the problem. The drains require repairs by the maintenance crew about once a week and are a burden both on time and cost to the maintenance program at the facility. A thorough inspection of the drains will help determine the cause of the problems and give insight into whether a more comprehensive solution is necessary, such as replacing the drain piping.

Project Index #: 0212EXT4

ROOF FLASHING / CONCRETE REPAIRS **Construction Cost $10,000**

The roof flashing and the concrete beams on the roof and under the eaves are due for repairs. The flashing is damaged and the concrete beams are deteriorating. The rubble from the concrete beams will damage the single-ply roofing and cause leaks if not repaired. This project would provide funds for repairing the roof flashing and concrete support beams. The estimate includes replacing flashing if needed, removing the caulking at the flashing, re-caulking and painting the flashing. It also includes removing the failed concrete at the beams on the roof and the beams below the eave and recasting them to their original shape and strength. This project should be completed prior to or at the same time as the re-roofing project.

Project Index #: 0212SFT4

SPRINKLER PIPE ENCAPSULATION **Construction Cost $3,000**

The sprinkler piping is hung from the ceiling of the dormitory and is exposed to the occupants. This creates a safety hazard in two ways. One is that the occupants could damage the piping and cause flooding in the building. The other is that the occupants can tie things around the pipes and cause harm to themselves. This project recommends encapsulating the piping with wallboard and texturing and painting to match the adjacent ceiling finishes.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $188,290**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0212INT3

CABINET REPLACEMENT **Construction Cost $16,000**

The sleeping rooms have a built-in desk, dresser and wardrobe closet for the students clothing and personal effects. They are constructed of particle board and are of poor quality. Many are missing pulls and handles, have broken drawer faces and broken drawer slides. This project recommends replacing the existing units with heavy duty, institutional type desks and storage units constructed of metal or plywood with a washable surface. There are 18 built-in units and 2 portable units in the confinement rooms.

This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0212EXT5

EXTERIOR DOOR REPLACEMENT **Construction Cost $5,000**

The exterior wood exit double doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the double door assembly with new metal doors, frames, hardware and paint. Removal and disposal of the existing doors is included in this estimate.

Project Index #: 0212ENR1

EXTERIOR ENERGY RETROFIT **Construction Cost $61,850**

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, safety glazed windows. This estimate includes removal and disposal of the existing windows. The estimate is based on $10.00 per square foot for the EIFS plus $1000.00 per window for 20 windows.

Project Index #: 0212EXT1

EXTERIOR FINISHES **Construction Cost $20,925**

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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0212INT2

INTERIOR FINISHES **Construction Cost $20,925**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 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. This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0212ELE1

LIGHTING UPGRADE **Construction Cost $8,370**

The existing interior and exterior 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 and compact fluorescent lights (CFL's) are suggested. 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.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0212EXT3

ROOF REPLACEMENT **Construction Cost $50,220**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 2-3 years.

Project Index #: 0212SFT5

VENT GRILL REPLACEMENT **Construction Cost $5,000**

Each sleeping room has a grill in the door to allow for air circulation and ventilation. The original grills were made of wood and have not held up well over time. Many are broken and many have been replaced, but they are all due to be replaced with heavy duty, tamper-proof grills. This project would provide for removing and replacing 20 vent grills.

BUILDING INFORMATION:

Gross Area (square feet):	**4,185**
Year Constructed:	**1962**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % I-1**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry Units & Steel**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$28,750**	**Project Construction Cost per Square Foot:**	**$51.86**
Priority Class 2:	**$188,290**	**Total Facility Replacement Construction Cost:**	**$1,172,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$280**
Grand Total:	**$217,040**	**FCNI:**	**19%**

CYC AURORA DORMITORY

BUILDING REPORT

The CYC Aurora Dorm is an uninsulated CMU and concrete framed structure with a single-ply roofing system on a concrete foundation. It contains restrooms, sleeping areas, and a kitchenette for youths in a controlled environment. The facility has a fire alarm and sprinkler system and two roof mounted HVAC units. The building is in good shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $18,000**

Currently Critical **Immediate to Two Years**

Project Index #: 0211SFT2

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $1,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0211SFT6

EXTERIOR LANDING **Construction Cost $500**

The exterior landing at the secondary exit door is in need of replacement due to the door swinging out over a 7" step. The 2006 IBC Chapter 10 requires a flat landing no more that 1/2 inch below finish floor where the door swings out over the landing. This project would provide for a new concrete landing to be installed.

Project Index #: 0211PLM3

PLUMBING SCOPE SERVICE **Construction Cost $3,000**

The floor drains in the restroom have consistent backups and should be scoped with a camera to determine the cause of the problem. The drains require repairs by the maintenance crew about once a week and are a burden both on time and cost to the maintenance program at the facility. A thorough inspection of the drains will help determine the cause of the problems and give insight into whether a more comprehensive solution is necessary, such as replacing the drain piping.

Project Index #: 0211EXT4

ROOF FLASHING / CONCRETE REPAIRS **Construction Cost $10,000**

The roof flashing and the concrete beams on the roof and under the eaves are due for repairs. The flashing is damaged and the concrete beams are deteriorating. The rubble from the concrete beams will damage the single-ply roofing and cause leaks if not repaired. This project would provide funds for repairing the roof flashing and concrete support beams. The estimate includes replacing flashing if needed, removing the caulking at the flashing, re-caulking and painting the flashing. It also includes removing the failed concrete at the beams on the roof and the beams below the eave and recasting them to their original shape and strength. This project should be completed prior to or at the same time as the re-roofing project.

Project Index #: 0211SFT4

SPRINKLER PIPE ENCAPSULATION **Construction Cost $3,000**

The sprinkler piping is hung from the ceiling of the dormitory and is exposed to the occupants. This creates a safety hazard in two ways. One is that the occupants could damage the piping and cause flooding in the building. The other is that the occupants can tie things around the pipes and cause harm to themselves. This project recommends encapsulating the piping with wallboard and texturing and painting to match the adjacent ceiling finishes.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $190,790**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0211INT3

CABINET REPLACEMENT **Construction Cost $16,000**

The sleeping rooms have a built-in desk, dresser and wardrobe closet for the students clothing and personal effects. They are constructed of particle board and are of poor quality. Many are missing pulls and handles, have broken drawer faces and broken drawer slides. This project recommends replacing the existing units with heavy duty, institutional type desks and storage units constructed of metal or plywood with a washable surface. There are 18 built-in units and 2 portable units in the sleeping rooms.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0211EXT5

EXTERIOR DOOR REPLACEMENT **Construction Cost $5,000**

The exterior wood exit double doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the double door assembly with new metal doors, frames, hardware and paint. Removal and disposal of the existing doors is included in this estimate.

Project Index #: 0211ENR1

EXTERIOR ENERGY RETROFIT **Construction Cost $61,850**

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, safety glazed windows. This estimate includes removal and disposal of the existing windows. The estimate is based on $10.00 per square foot for the EIFS plus $1000.00 per window for 20 windows.

Project Index #: 0211EXT1

EXTERIOR FINISHES **Construction Cost $20,925**

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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0211INT1

INTERIOR FINISHES **Construction Cost $20,925**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 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.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0211ELE1

LIGHTING UPGRADE **Construction Cost $8,370**

The existing interior and exterior 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 and compact fluorescent lights (CFL's) are suggested. 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.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0211SIT1

REMOVE SHRUBS WITHIN 3' OF BUILDING **Construction Cost $2,500**

The exterior of the building is surrounded by large shrubs. They are difficult to maintain and they provide shelter for unwanted things such as rodents, trash and landscape debris. It is recommended to remove the shrubs to eliminate these problems. This project would provide for removing the shrubs and covering the dirt with gravel.

Project Index #: 0211EXT3

ROOF REPLACEMENT **Construction Cost $50,220**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 2-3 years.

Project Index #: 0211SFT5

VENT GRILL REPLACEMENT **Construction Cost $5,000**

Each sleeping room has a grill in the door to allow for air circulation and ventilation. The original grills were made of wood and have not held up well over time. Many are broken and many have been replaced, but they are all due to be replaced with heavy duty, tamper-proof grills. This project would provide for removing and replacing 20 vent grills.

BUILDING INFORMATION:

Gross Area (square feet):	**4,185**
Year Constructed:	**1962**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % I-1**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry Units & Steel**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$18,000**	**Project Construction Cost per Square Foot:**	**$49.89**
Priority Class 2:	**$190,790**	**Total Facility Replacement Construction Cost:**	**$1,172,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$280**
Grand Total:	**$208,790**	**FCNI:**	**18%**

CYC MODULAR OFFICES

BUILDING REPORT

The CYC Modular Offices is a modular building on a concrete foundation. It contains office space and restrooms for staff and has a fire alarm system but no fire sprinklers. The facility has an ADA accessible ramp to the building but the exterior landing / door threshold and restrooms do not comply with ADA accessibility requirements. There are two exterior mounted HVAC units which provide heating and cooling. The building is in good shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $39,100**

Currently Critical **Immediate to Two Years**

Project Index #: 0199ADA2

ADA ENTRY UPGRADES **Construction Cost $500**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. There is a large gap between the top of the concrete landing at the top of the ramp and the threshold of the entry door. The gap is large enough to compromise the compliance of the path of travel and should be altered. This project would provide for installing an extended threshold to cover the gap and bring the path of travel into compliance with the code. The 2006 IBC, ICC/ANSI A117.1 - 2003 and the most current version of the Americans With Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0199ADA1

ADA RESTROOM UPGRADE **Construction Cost $25,000**

The Men's and Women's restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the two restrooms into a Men's and Women's ADA compliant restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0199ADA3

ADA SIGNAGE **Construction Cost $1,000**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0199SFT1

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $12,600**

The building is a B occupancy per the 2006 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. Given the remote location of the site, their dependence on a volunteer fire department, and notification and response issues related to a previous fire, sprinklers are strongly recommended whether an addition or remodel is proposed or not. This project would provide funding for the installation of a fire sprinkler system and backflow prevention.
This project or a portion thereof was previously recommended in the FCA report dated 04/16/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $71,250**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0199EXT2

EXTERIOR FINISHES **Construction Cost $5,400**

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 the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0199INT2

FLOORING REPLACEMENT **Construction Cost $14,400**

The sheet vinyl and carpet 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 (vinyl composite tile) with a 6" base and heavy duty commercial grade carpet in the next 2-3 years.

Project Index #: 0199ENR3

HVAC EQUIPMENT REPLACEMENT **Construction Cost $8,000**

The HVAC combination units were installed in 1994. They are not energy efficient and have reached the end of their expected and useful life span. This project would provide for installation of two new HVAC units 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.

Project Index #: 0199INT1

INTERIOR FINISHES **Construction Cost $9,000**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 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. This project or a portion thereof was previously recommended in the FCA report dated 04/16/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0199ENR1

LIGHTING UPGRADE **Construction Cost $2,700**

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, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0199EXT1

ROOF REPLACEMENT **Construction Cost $27,000**

The roof on this building was in fair to poor condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1994. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program.
This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/21/2010.

Project Index #: 0199PLM1

WATER HEATER REPLACEMENT **Construction Cost $1,000**

There is a 15 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 0199ENR2

WINDOW REPLACEMENT **Construction Cost $3,750**

The windows are original, single pane construction in a metal frame. 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 5 units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	**1,800**
Year Constructed:	**1994**
Exterior Finish 1:	**100 % Metal Siding**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % B**
IBC Occupancy Type 2:	**%**
Construction Type:	**Modular Building**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$39,100**	**Project Construction Cost per Square Foot:**	**$61.31**
Priority Class 2:	**$71,250**	**Total Facility Replacement Construction Cost:**	**$180,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$110,350**	**FCNI:**	**61%**

NOTES:

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

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

REPORT DEVELOPMENT:

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

Caliente Youth Center Site - Site #9950
Description: ADA accessible parking.

Caliente Youth Center Site - Site #9950
Description: Old School parking area / driveway in need of a slurry seal.

CYC Modular Offices - Building #0199
Description: Exterior of structure and ADA ramp.

CYC Aurora Dormitory - Building #0211
Description: Exterior of the dormitory.

CYC Aurora Dormitory - Building #0211
Description: Damaged concrete roof support.

CYC Beowawe Dormitory - Building #0212
Description: Damaged concrete roof support.

CYC Currie Dormitory - Building #0213
Description: Interior of the building.

CYC Hamilton Dormitory - Building #0214
Description: Exterior of the building.

CYC Jarbidge Dormitory - Building #0215
Description: Roof mounted HVAC and water heating systems.

CYC Kimberly Dormitory - Building #0216
Description: Exterior of the building.

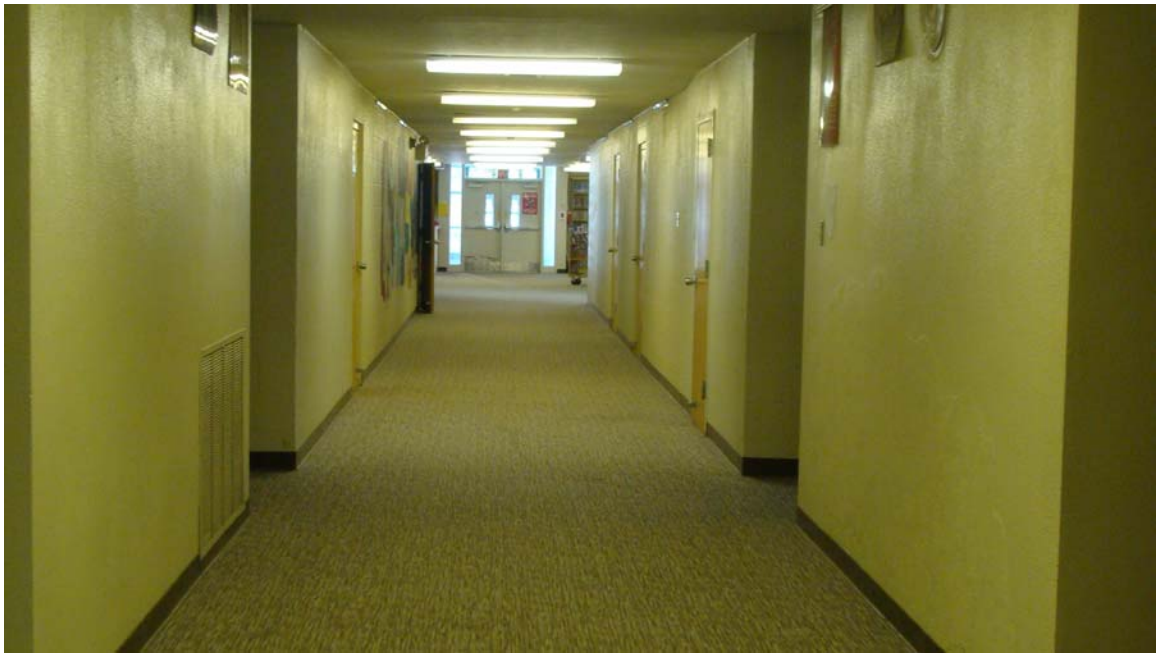
CYC Lincoln Dormitory - Building #0217
Description: Damaged concrete roof support.

CYC Administration - Building #0218
Description: Public entrance.

CYC Administration - Building #0218
Description: Public restrooms in need of an ADA upgrade.

CYC Administration - Building #0218
Description: ADA signage in need of modifications.

CYC School - Old - Building #0219
Description: Exterior of the building.



CYC School - Old - Building #0219
Description: View of the corridor.

CYC Evaluation / Infirmary - Building #0220
Description: Exterior of the building.

CYC Culinary / Dining / Gym / Laundry - Building #0221
Description: Exterior of the building.

CYC Culinary / Dining / Gym / Laundry - Building #0221
Description: Damaged roof membrane.

CYC Culinary / Dining / Gym / Laundry - Building #0221
Description: Damaged roof membrane.

CYC Garage / Storage - Building #0290
Description: Exterior of the building.

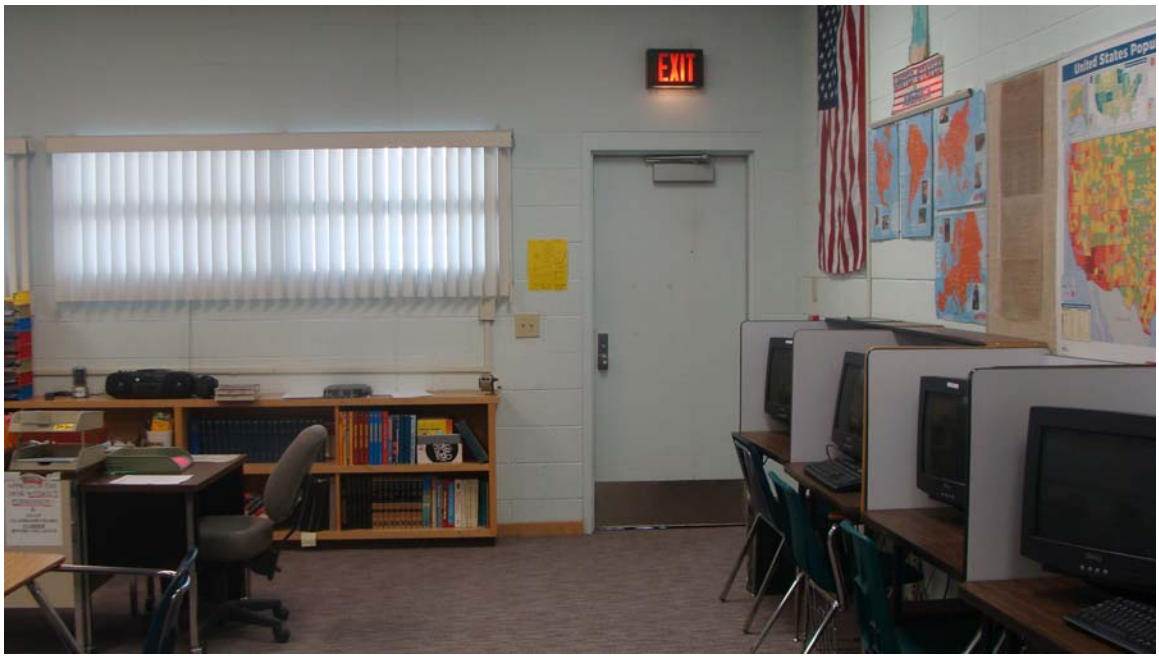
CYC Pool House & Pool - Building #0292
Description: Exterior of the building.

CYC Ramada - Building #0514
Description: Exterior of the Ramada.

CYC Ramada - Building #0514
Description: Damaged concrete.

CYC School - New - Building #2001
Description: Exterior of the building.

CYC School - New - Building #2001
Description: Water damaged EIFS.



CYC School - New - Building #2001
Description: Typical classroom.

CYC Generator Building - Building #2166
Description: Exterior of the building.

CYC Maintenance Building - Building #2168
Description: Exterior of the building.

CYC Recreational Building - Building #2943
Description: Exterior of the building.

CYC Greenhouse - Building #3071
Description: Exterior of the building.

CYC Greenhouse Storage 1- Building #3072
Description: Exterior of the building.

CYC Greenhouse Storage 2- Building #3073
Description: Exterior of the building.

CYC Work Crew Storage- Building #3074
Description: Exterior of the building.

CYC Industrial Arts Storage- Building #3075
Description: Exterior of the building.

CYC Access Road- Building #9950
Description: Culverts under roadway.