STATE OF NEVADA

STATE PUBLIC WORKS DIVISION

FACILITY CONDITION ASSESSMENT REPORT FOR:

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

SITE #: 9950

CALIENTE YOUTH CENTER SITE
500 YOUTH CENTER DR
CALIENTE, NV 89008-



Survey Date: 3/6/2024
Distribution Date: 8/21/2024

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FACILITY CONDITION ASSESSMENT INTRODUCTION

PROGRAM

Created under the authority of NRS 341.128. (Legislature, 2022). The State Public Works Division's (SPWD) Facility Condition Assessment (FCA) program periodically inspects all state-owned buildings excluding those owned by the Nevada System of Higher Education (NSHE). Additionally, Nevada Department of Transportation (NDOT) and Legislature buildings are assessed by their own agencies. SPWD FCA personnel conduct interviews with site staff, review documents, and perform walk-throughs to assess the physical condition of the building's components and systems. The outcome of the assessment is a report of the overall site condition and infrastructure findings for the site and building(s) located on the site. The Legislative Commission will be notified if there are any serious concerns reported.

REPORT

The purpose of the report is to provide a documentary framework to assist the agency and SPWD in optimizing and maintaining the physical condition of the state's building portfolio; develop capital budgets and prioritize resources. Agencies may find it helpful in calculating funding required to meet future budgetary needs. Additionally, it augments SPWDs Capital Improvement Program's (CIP) planning phase.

Projects are identified and categorized under the building management systems listed below (Figure 1.) and assigned a priority (Figure 2.) and a status (Figure 3.).

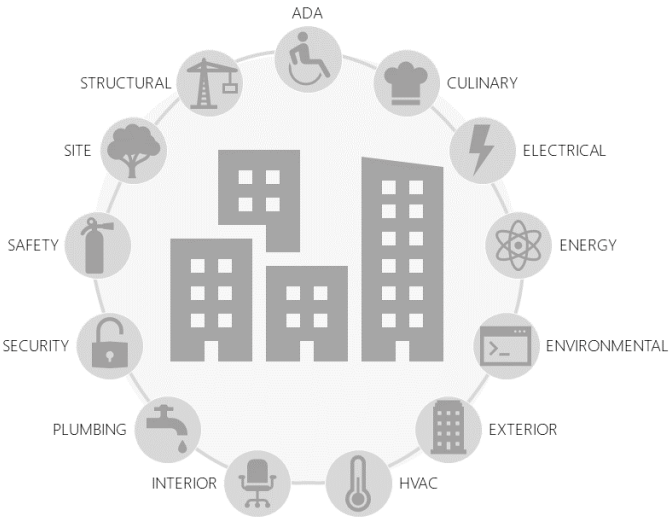
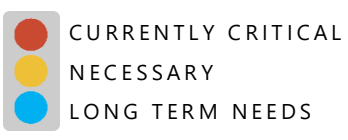


FIGURE 2.



The STATUS of a project can be:

FIGURE 3.

COMPLETED	Project has finished.
IN PROGRESS	Project is on-going.
CANCELED	Project was dropped.
DEFERRED	Project has been postponed.
NEW	Project is new, discovered and written during a site survey.

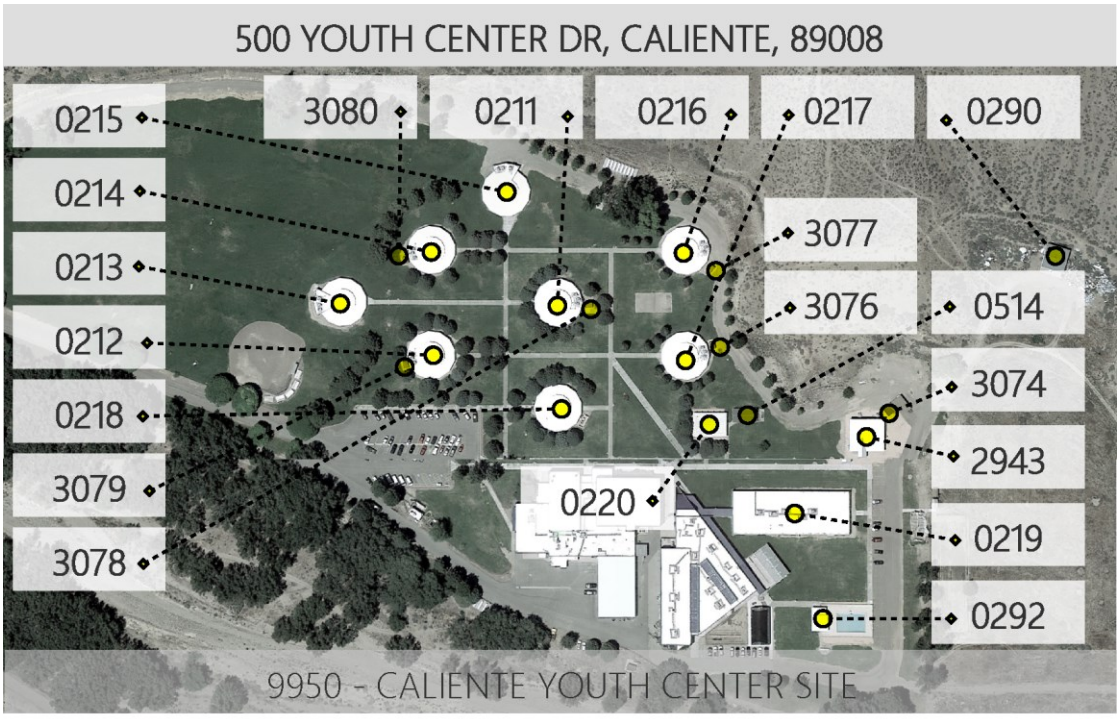
The appendices provide supplementary material for a more comprehensive understanding of priority categorization, cost estimates and facility management standards.

APPENDIX A	PROJECT IDENTIFICATION (ID) CATEGORIES
APPENDIX B	MAINTENANCE PROJECTS AND COST ESTIMATES
APPENDIX C	FACILITY CONDITION INDEX
APPENDIX D	PROJECT PRIORITY CLASSIFICATIONS
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DISCLAIMER

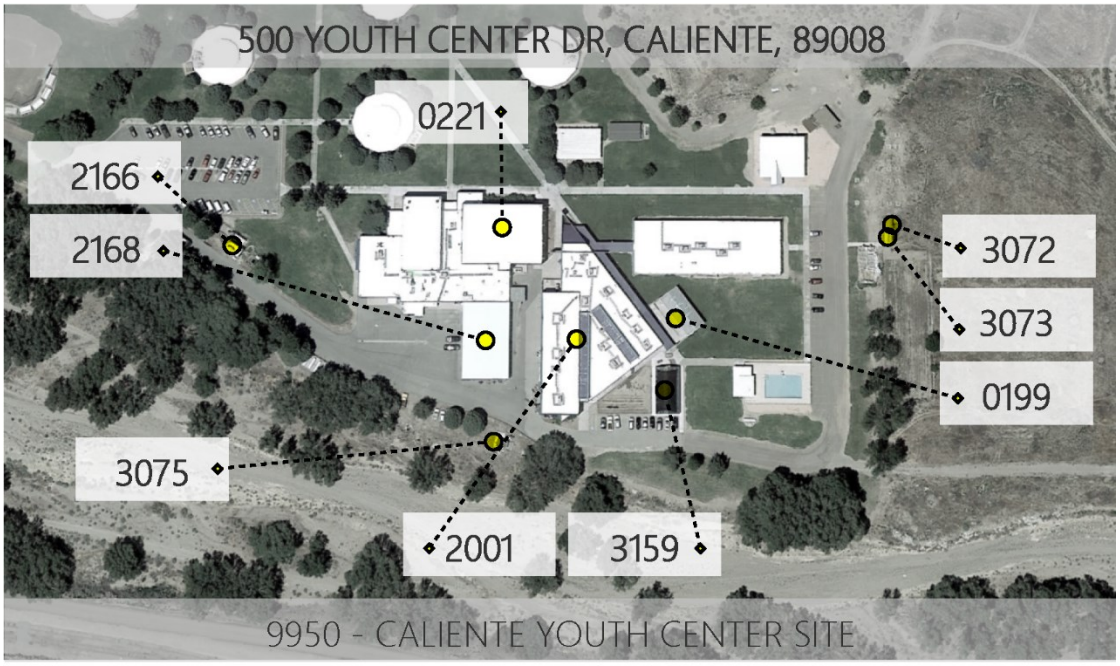
1. The report was prepared by the SPWD under the authority of NRS 341.128 for use as a planning resource.
2. The report does not guarantee funding and should not be used for budgetary purposes.
3. Qualified individuals should develop the overall project's budget estimate and scope.
4. The actual overall project costs will vary from those reported after the final scope and budgets are developed.
5. This report provides estimated hard costs (construction) and excludes soft costs (project) such as consultant fees, permit fees, and FF&E (furniture, fixtures, equipment).
6. Materials and costs noted here may be affected by new methods of construction, agency projects, and individual projects, as well as pending and proposed Capital Improvement Projects (CIP).
7. The deficiencies outlined in this report were noted in a visual survey, they do not represent the cost of a complete facility renovation or routine maintenance costs.

SITE MAP



BLDG #	NAME	YR BUILT	SQ FT
0211	CYC CURRIE DORMITORY	1962	4185
0212	CYC BEOWAWE DORMITORY	1962	4185
0213	CYC KIMBERLY DORMITORY	1977	4592
0214	CYC AURORA DORMITORY	1962	4185
0215	CYC LINCOLN DORMITORY	1977	4592
0216	CYC HAMILTON DORMITORY	1964	4185
0217	CYC JARBIDGE DORMITORY	1964	4185
0218	CYC ADMINISTRATION	1962	4185
0219	CYC SCHOOL - OLD	1962	11760
0220	CYC EVALUATION/ INFIRMARY	1962	1578
0290	CYC GARAGE/ STORAGE	1977	2000
0292	CYC POOL HOUSE AND POOL	1964	2000
0514	CYC RAMADA	1977	968
3074	CYC WORK CREW STORAGE	2010	256
3076	CYC JARBIDGE STORAGE SHED	2010	96
3077	CYC HAMILTON STORAGE SHED	2010	96
3078	CYC CURRIE STORAGE SHED	2010	96
3079	CYC BEOWAWE STORAGE SHED	2010	96
3080	CYC AURORA STORAGE SHED	2010	96
019	TOTAL # OF BLDGS		

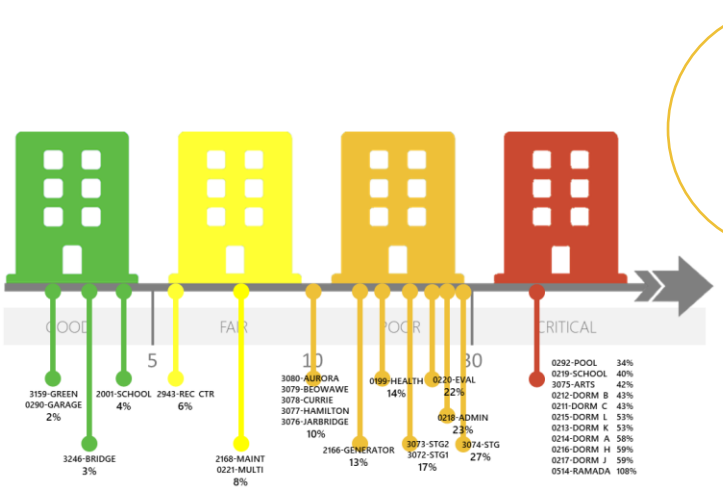
SITE MAP



BLDG #	NAME	YR BUILT	SQ FT
0199	CYC MENTAL HEALTH BUILDING	1994	1800
0221	CYC MULTI-PURPOSE BUILDING	1966	36630
2001	CYC SCHOOL - NEW	1994	22000
2166	CYC GENERATOR BUILDING	1994	300
2168	CYC MAINTENANCE BUILDING	2000	6000
3072	CYC GREENHOUSE STORAGE 1	0	96
3073	CYC GREENHOUSE STORAGE 2	0	80
3075	CYC INDUSTRIAL ARTS STORAGE	2010	416
3159	CYC GREEN HOUSE	2012	1800
3246	CALIENTE BRIDGE	2016	2800
9950	CALIENTE YOUTH CENTER SITE	1962	
011	TOTAL # OF BLDGS		
030	GRAND TOTAL # OF BLDGS		

FACILITY CONDITION INDEX (FCI)

GRAPH



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

The graph on the left shows the FCI for each building at the CALIENTE YOUTH CENTER SITE.

The percentages shown in the graph to the left were calculated using the figures in the report below.

DATA

SITE #: 9950

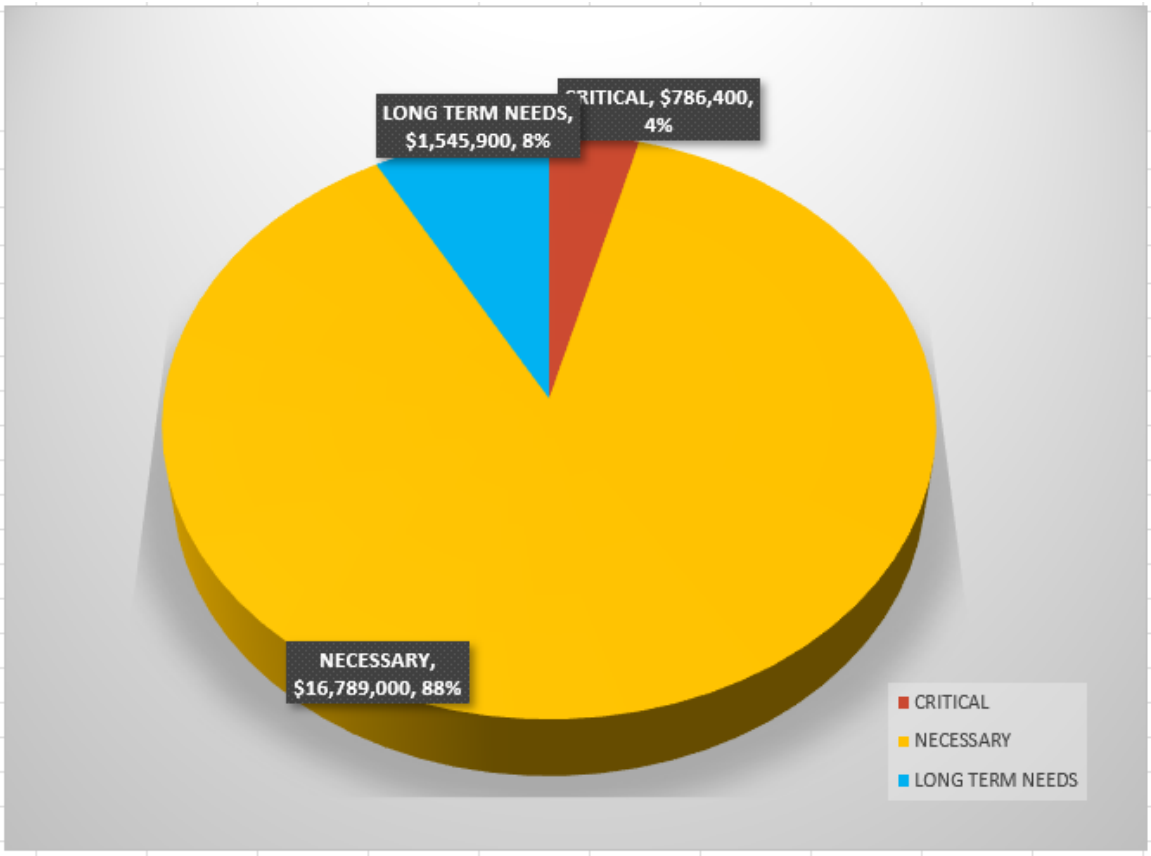
SURVEY DT	BLDG #	NAME	YR BUILT	SQ FT	PRIORITY CLASSES CRITICAL (1) COST	NECESSARY (2) COST	LONG TERM (3) COST	PR CLASS	COST TO REPLACE	FCI
3/6/2024	**9950**	**CALIENTE YOUTH CENTER SITE**	**1962**		$15,000	$466,500	$0	**$481,500**		**0%**
3/6/2024	**4515**	**WELL HOUSE**	**2023**	**176**	$0	$0	$2,500	**$2,500**	**$538,700**	**0%**
3/6/2024	**3159**	**CYC GREEN HOUSE**	**2012**	**1800**	$0	$0	$1,800	**$1,800**	**$106,740**	**2%**
3/6/2024	**0290**	**CYC GARAGE/ STORAGE**	**1977**	**2000**	$0	$0	$4,000	**$4,000**	**$200,000**	**2%**
3/6/2024	**3246**	**CALIENTE BRIDGE**	**2016**	**2800**	$31,700	$0	$0	**$31,700**	**$1,144,000**	**3%**
3/6/2024	**2001**	**CYC SCHOOL - NEW**	**1994**	**22000**	$53,900	$307,500	$220,000	**$581,400**	**$15,400,000**	**4%**
3/6/2024	**2943**	**CYC RECREATIONAL CENTER**	**2008**	**3060**	$0	$0	$85,900	**$85,900**	**$1,377,000**	**6%**
3/6/2024	**2168**	**CYC MAINTENANCE BUILDING**	**2000**	**6000**	$0	$0	$72,000	**$72,000**	**$900,000**	**8%**
3/6/2024	**0221**	**CYC MULTI-PURPOSE BUILDING**	**1966**	**36630**	$152,500	$1,266,900	$732,600	**$2,152,000**	**$25,641,000**	**8%**
3/6/2024	**3080**	**CYC AURORA STORAGE SHED**	**2010**	**96**	$0	$1,500	$0	**$1,500**	**$15,000**	**10%**
3/6/2024	**3079**	**CYC BEOWAWE STORAGE SHED**	**2010**	**96**	$0	$1,500	$0	**$1,500**	**$15,000**	**10%**
3/6/2024	**3078**	**CYC CURRIE STORAGE SHED**	**2010**	**96**	$0	$1,500	$0	**$1,500**	**$15,000**	**10%**
3/6/2024	**3077**	**CYC HAMILTON STORAGE SHED**	**2010**	**96**	$0	$1,500	$0	**$1,500**	**$15,000**	**10%**
3/6/2024	**3076**	**CYC JARBIDGE STORAGE SHED**	**2010**	**96**	$0	$1,500	$0	**$1,500**	**$15,000**	**10%**
3/6/2024	**2166**	**CYC GENERATOR BUILDING**	**1994**	**300**	$0	$8,400	$3,000	**$11,400**	**$90,000**	**13%**
3/6/2024	**0199**	**CYC MENTAL HEALTH BUILDING**	**1994**	**1800**	$33,000	$0	$28,800	**$61,800**	**$450,000**	**14%**
3/6/2024	**3073**	**CYC GREENHOUSE STORAGE 2**	**0**	**80**	$0	$2,500	$0	**$2,500**	**$15,000**	**17%**
3/6/2024	**3072**	**CYC GREENHOUSE STORAGE 1**	**0**	**96**	$0	$2,500	$0	**$2,500**	**$15,000**	**17%**

DATA

SITE #: 9950

SURVEY DT	BLDG #	NAME	YR BUILT	SQ FT	PRIORITY CLASSES CRITICAL (1) COST	NECESSARY (2) COST	LONG TERM (3) COST	PR CLASS	COST TO REPLACE	FCI
3/6/2024	**0220**	**CYC EVALUATION / INFIRMARY**	**1962**	**1578**	$45,000	$148,500	$47,600	**$241,100**	**$1,104,600**	**22%**
3/6/2024	**0218**	**CYC ADMINISTRATION**	**1962**	**4185**	$0	$598,500	$83,800	**$682,300**	**$2,929,500**	**23%**
3/6/2024	**3074**	**CYC WORK CREW STORAGE**	**2010**	**800**	$0	$16,000	$0	**$16,000**	**$60,000**	**27%**
3/6/2024	**0292**	**CYC POOL HOUSE AND POOL**	**1964**	**2000**	$67,300	$139,000	$0	**$206,300**	**$600,000**	**34%**
3/6/2024	**0219**	**CYC SCHOOL - OLD**	**1962**	**11760**	$318,000	$2,866,900	$117,600	**$3,302,500**	**$8,232,000**	**40%**
3/6/2024	**3075**	**CYC INDUSTRIAL ARTS STORAGE**	**2010**	**416**	$0	$16,600	$0	**$16,600**	**$40,000**	**42%**
3/6/2024	**0212**	**CYC BEOWAWE DORMITORY**	**1962**	**4185**	$0	$1,227,300	$20,900	**$1,248,200**	**$2,929,500**	**43%**
3/6/2024	**0211**	**CYC CURRIE DORMITORY**	**1962**	**4185**	$0	$1,227,300	$20,900	**$1,248,200**	**$2,929,500**	**43%**
3/6/2024	**0215**	**CYC LINCOLN DORMITORY**	**1977**	**4592**	$0	$1,669,400	$20,900	**$1,690,300**	**$3,214,400**	**53%**
3/6/2024	**0213**	**CYC KIMBERLY DORMITORY**	**1977**	**4592**	$0	$1,669,400	$20,900	**$1,690,300**	**$3,214,400**	**53%**
3/6/2024	**0214**	**CYC AURORA DORMITORY**	**1962**	**4185**	$0	$1,663,600	$20,900	**$1,684,500**	**$2,929,500**	**58%**
3/6/2024	**0216**	**CYC HAMILTON DORMITORY**	**1964**	**4185**	$35,000	$1,663,600	$20,900	**$1,719,500**	**$2,929,500**	**59%**
3/6/2024	**0217**	**CYC JARBIDGE DORMITORY**	**1964**	**4185**	$35,000	$1,663,600	$20,900	**$1,719,500**	**$2,929,500**	**59%**
3/6/2024	**0514**	**CYC RAMADA**	**1977**	**968**	$0	$157,500	$0	**$157,500**	**$145,200**	**108%**
			TOTALS:	**129,038**	**$786,400**	**$16,789,000**	**$1,545,900**	**$19,121,300**	**$80,140,040**	**24%**

COST BREAKDOWN BY PRIORITY



The percentages shown in the chart above were calculated using the figures in the PROJECTS BY PRIORITY section listed below. The chart above represents costs for the entire site.

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
1	Currently Critical	Immediate to 2
2	Necessary – Not Yet Critical	2 to 4
3	Long Term Needs	4 to 10

PROJECTS BY PRIORITY

PRIORITY 1 – CURRENTLY CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
0199	0199ADA1	DEFERRED	ADA RESTROOM UPGRADE	25,000.00
0199	0199ADA2	DEFERRED	ADA ENTRY UPGRADES	1,500.00
0199	0199ADA3	DEFERRED	ADA SIGNAGE	1,500.00
0199	0199ADA4	DEFERRED	DUAL LEVEL DRINKING FOUNTAIN INSTALLATION	5,000.00
0216	0216SFT4	DEFERRED	SPRINKLER PIPE ENCAPSULATION	35,000.00
0217	0217SFT4	DEFERRED	SPRINKLER PIPE ENCAPSULATION	35,000.00
0219	0219ADA1	DEFERRED	ADA RESTROOM & CULINARY AREA UPGRADE	313,000.00
0219	0219ADA2	DEFERRED	DUAL LEVEL DRINKING FOUNTAIN INSTALLATION	5,000.00
0220	0220ADA1	DEFERRED	ADA RESTROOM UPGRADE	30,000.00
0220	0220ADA5	DEFERRED	INSTALL LEVER ACTION DOOR HARDWARE	15,000.00
0221	0221ADA4	DEFERRED	ADA UPGRADES - STAGE	52,500.00
0221	0221ADA5	DEFERRED	ADA ACCESSIBILITY IMPROVEMENTS	100,000.00
0292	0292ADA2	DEFERRED	DUAL LEVEL DRINKING FOUNTAIN INSTALLATION	5,000.00
0292	0292SFT3	DEFERRED	HAZARDOUS MATERIALS STORAGE	62,300.00
2001	2001ADA2	DEFERRED	ADA UPGRADES	25,000.00
2001	2001ADA3	DEFERRED	BREAK ROOM REMODEL	28,900.00
3246	3246STR1	DEFERRED	REPLACE/TIGHTEN BOLTS IN STEEL CONNECTIONS	100
3246	3246STR2	DEFERRED	REPLACE / TIGHTEN BOLTS IN BEARING ASSEMBLIES	100
3246	3246STR3	DEFERRED	INSTALL GUARDRAIL TO BRIDGE RAIL CONNECTION	10,000.00
3246	3246STR4	DEFERRED	BRIDGE RAILING ATTACHMENT HARDWARE	1,500.00
3246	3246STR5	NEW	BRIDGE GUARD RAIL REPLACEMENT	20,000.00
9950	9950SFT3	NEW	FIRE ALARM REPAIRS SITEWIDE	15,000.00
				$786,400.00

PRIORITY 2 – NECESSARY, NOT YET CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
0211	0211ENR1	DEFERRED	EXTERIOR ENERGY RETROFIT	1,008,300.00
0211	0211HVA2	NEW	HVAC EQUIPMENT REPLACEMENT	159,400.00
0211	0211INT5	NEW	FLOORING REPLACEMNET	59,600.00
0212	0212ENR1	DEFERRED	EXTERIOR ENERGY RETROFIT	1,008,300.00
0212	0212HVA2	NEW	HVAC EQUIPMENT REPLACEMENT	159,400.00
0212	0212INT5	NEW	FLOORING REPLACEMENT	59,600.00
0213	0213ENR1	DEFERRED	EXTERIOR ENERGY RETROFIT	1,008,300.00
0213	0213HVA2	NEW	HVAC EQUIPMENT REPLACEMENT	159,400.00
0213	0213INT5	NEW	KITCHENETTE AND RESTROOM REPLACEMENT	436,300.00
0213	0213INT6	NEW	FLOORING REPLACEMENT	65,400.00
0214	0214ENR1	DEFERRED	EXTERIOR ENERGY RETROFIT	1,008,300.00
0214	0214HVA2	NEW	HVAC EQUIPMENT REPLACEMENT	159,400.00
0214	0214INT6	NEW	KITCHENETTE AND RESTROOM REPLACEMENT	436,300.00

PRIORITY 2 – NECESSARY, NOT YET CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
0214	0214INT7	NEW	FLOORING REPLACEMENT	59,600.00
0215	0215ENR3	DEFERRED	EXTERIOR ENERGY RETROFIT	1,008,300.00
0215	0215HVA2	NEW	HVAC EQUIPMENT REPLACEMENT	159,400.00
0215	0215INT4	NEW	KITCHENETTE AND RESTROOM REPLACEMENT	436,300.00
0215	0215INT5	NEW	FLOORING REPLACEMENT	65,400.00
0216	0216ENR1	DEFERRED	EXTERIOR ENERGY RETROFIT	1,008,300.00
0216	0216HVA2	NEW	HVAC EQUIPMENT REPLACEMENT	159,400.00
0216	0216INT4	NEW	KITCHENETTE AND RESTROOM REPLACEMENT	436,300.00
0216	0216INT5	NEW	FLOORING REPLACEMENT	59,600.00
0217	0217ENR1	DEFERRED	EXTERIOR ENERGY RETROFIT	1,008,300.00
0217	0217HVA2	NEW	HVAC EQUIPMENT REPLACEMENT	159,400.00
0217	0217INT4	NEW	KITCHENETTE AND RESTROOM REPLACEMENT	436,300.00
0217	0217INT5	NEW	FLOORING REPLACEMENT	59,600.00
0218	0218ENR1	DEFERRED	EXTERIOR ENERGY RETROFIT	538,900.00
0218	0218INT4	NEW	FLOORING REPLACEMENT	59,600.00
0219	0219ENR2	DEFERRED	EXTERIOR ENERGY RETROFIT	2,749,300.00
0219	0219EXT1	DEFERRED	EXTERIOR FINISHES	117,600.00
0220	0220EXT3	NEW	EXTERIOR ENERGY RETROFIT	148,500.00
0221	0221HVA2	NEW	HVAC SYSTEM RENOVATION	678,900.00
0221	0221HVA3	NEW	WALK IN COOLER & FREEZER EQUIP REPLACEMENT	348,000.00
0221	0221HVA4	NEW	CULINARY MAKEUP AIR UNIT INSTALLATION	150,000.00
0221	0221INT6	NEW	LOCKER ROOM FLOOR REFURBISHMENT	25,000.00
0221	0221INT7	NEW	DISHWASHING WORKSTATION REPAIRS	25,000.00
0221	0221PLM3	DEFERRED	WATER TREATMENT SYSTEM INSTALLATION	40,000.00
0292	0292EXT4	DEFERRED	EXTERIOR DOOR REPLACEMENT	5,000.00
0292	0292PLM4	IN PROGRESS	POOL EQUIPMENT REPLACEMENT	100,000.00
0292	0292SFT1	DEFERRED	FLUE REPLACEMENT	4,000.00
0292	0292SIT2	NEW	POOL REFURBISHMENT	30,000.00
0514	0514EXT2	DEFERRED	DEMOLISH & REPLACE STRUCTURE	157,500.00
2001	2001EXT1	DEFERRED	EXTERIOR FINISHES	220,000.00
2001	2001EXT4	DEFERRED	EXTERIOR DOOR REPLACEMENT	40,000.00
2001	2001EXT6	NEW	EIFS & ROOF FLASHING REPAIRS	25,000.00
2001	2001INT3	DEFERRED	SINK INSTALLATION	15,000.00
2001	2001PLM1	DEFERRED	WATER HEATER REPLACEMENT	7,500.00
2166	2166ELE1	DEFERRED	GFCI OUTLETS	400
2166	2166EXT1	DEFERRED	EXTERIOR FINISHES	3,000.00
2166	2166EXT2	DEFERRED	EXTERIOR DOOR REPLACEMENT	5,000.00
3072	3072EXT2	NEW	ROOF REPLACEMENT	2,500.00
3073	3073EXT2	NEW	ROOF REPLACEMENT	2,500.00
3074	3074EXT2	NEW	EXTERIOR FINISHES	16,000.00
3075	3075EXT1	DEFERRED	EXTERIOR FINISHES	6,200.00
3075	3075EXT3	NEW	ROOF REPLACEMENT	10,400.00

PRIORITY 2 – NECESSARY, NOT YET CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
3076	3076EXT1	DEFERRED	EXTERIOR FINISHES	1,500.00
3077	3077EXT1	DEFERRED	EXTERIOR FINISHES	1,500.00
3078	3078EXT1	DEFERRED	EXTERIOR FINISHES	1,500.00
3079	3079EXT1	DEFERRED	EXTERIOR FINISHES	1,500.00
3080	3080EXT1	DEFERRED	EXTERIOR FINISHES	1,500.00
9950	9950SIT3	NEW	CRACK, PATCH & SLURRY SEAL	153,900.00
9950	9950SIT6	NEW	SITE LIGHTING REPLACEMENT	312,600.00
				$16,789,000.00

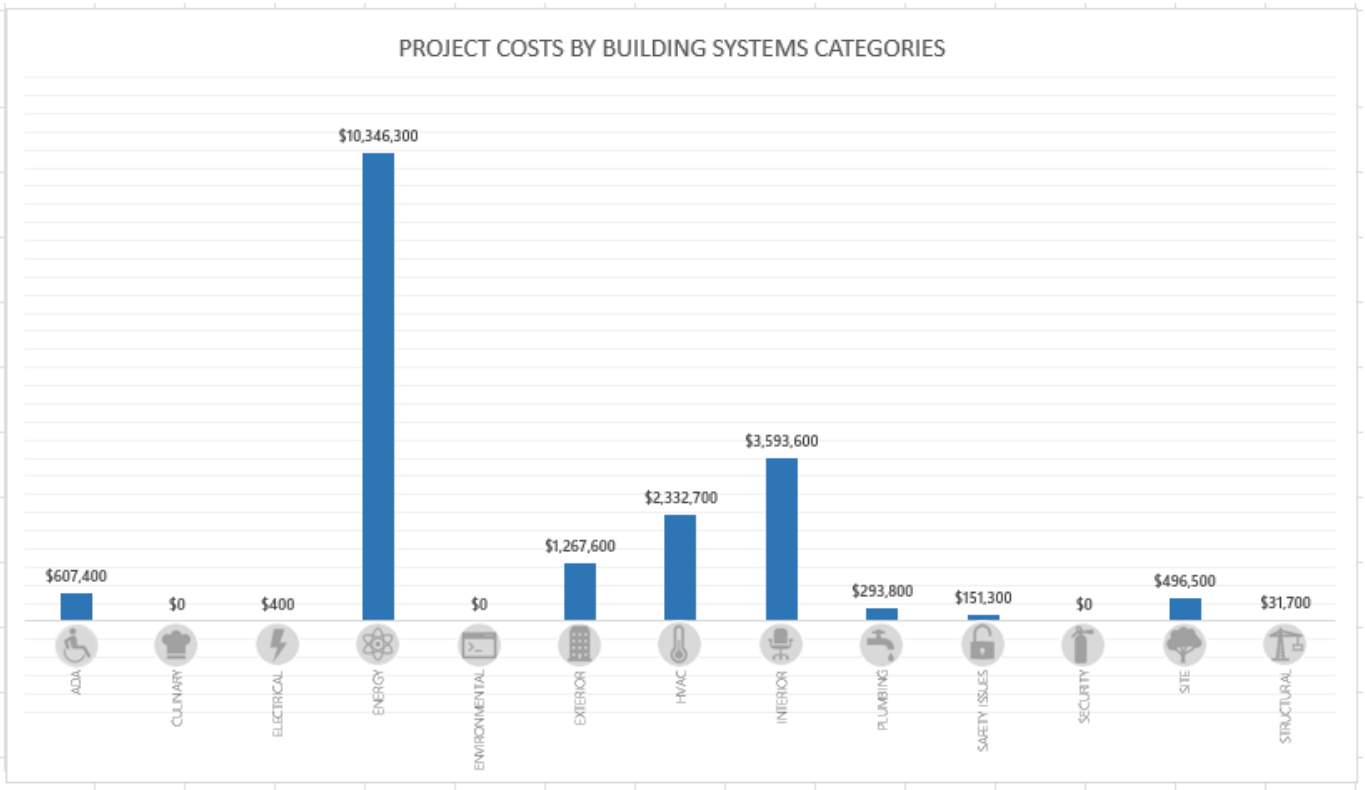
PRIORITY 3 – LONG TERM NEEDS

BLDG #	PROJECT #	STATUS	DESC	COST
0199	0199EXT2	DEFERRED	EXTERIOR FINISHES	18,000.00
0199	0199INT3	NEW	INTERIOR FINISHES	10,800.00
0211	0211PLM4	NEW	TANKLESS WATER HEATER REPLACEMENT	20,900.00
0212	0212PLM5	NEW	TANKLESS WATER HEATER REPLACEMENT	20,900.00
0213	0213PLM5	NEW	TANKLESS WATER HEATER REPLACEMENT	20,900.00
0214	0214PLM5	NEW	TANKLESS WATER HEATER REPLACEMENT	20,900.00
0215	0215PLM5	NEW	TANKLESS WATER HEATER REPLACEMENT	20,900.00
0216	0216PLM5	NEW	TANKLESS WATER HEATER REPLACEMENT	20,900.00
0217	0217PLM5	NEW	TANKLESS WATER HEATER REPLACEMENT	20,900.00
0218	0218EXT3	DEFERRED	EXTERIOR FINISHES	41,900.00
0218	0218INT5	NEW	INTERIOR FINISHES	41,900.00
0219	0219INT4	NEW	INTERIOR FINISHES	117,600.00
0220	0220EXT4	NEW	EXTERIOR FINISHES	23,800.00
0220	0220INT4	NEW	INTERIOR FINISHES	23,800.00
0221	0221EXT3	NEW	EXTERIOR FINISHES	366,300.00
0221	0221INT5	NEW	INTERIOR FINISHES	366,300.00
0290	0290EXT3	NEW	EXTERIOR FINISHES	4,000.00
2001	2001INT4	NEW	INTERIOR FINISHES	220,000.00
2166	2166INT1	DEFERRED	INTERIOR FINISHES	3,000.00
2168	2168EXT4	NEW	EXTERIOR FINISHES	12,000.00
2168	2168INT1	DEFERRED	INTERIOR FINISHES	60,000.00
2943	2943EXT1	DEFERRED	EXTERIOR FINISHES	30,600.00
2943	2943HVA1	DEFERRED	HVAC EQUIPMENT REPLACEMENT	40,000.00
2943	2943INT2	NEW	INTERIOR FINISHES	15,300.00
3159	3159EXT1	NEW	EXTERIOR FINISHES	1,800.00
4515	4515EXT1	NEW	EXTERIOR FINISHES	2,500.00
				$1,545,900.00
			GRAND TOTAL	**$19,121,300.00**

CONSTRUCTION PROJECT PORTFOLIO BY SITE/BUILDING

DISCLAIMER

7. The deficiencies outlined in this report were noted in a visual survey, they do not represent the cost of a complete facility renovation or routine maintenance costs.



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9950 – CALIENTE YOUTH CENTER SITE **OCCUPIED**

FACILITY USAGE: SITE-GENERAL

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



STATISTICS

BUILT	**1962**
AGE	62 yrs
ACQUIRED	1962
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	-
FLOORS	-
BASEMENT?	No
LONGITUDE /LATITUDE	37.619180 / -114.503410
REPLACEMENT COST	-
COST PER SF	-
FACILITY CONDITION INDEX	0.00

The Caliente Youth Center Site is located just north of the City of Caliente and the site encompasses about 81 acres with about 10 acres devoted to the buildings and landscaped grounds. 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. There is a well that is used primarily for irrigation and can also provide domestic water in emergency situations.

PROJECT PRIORITY COSTS

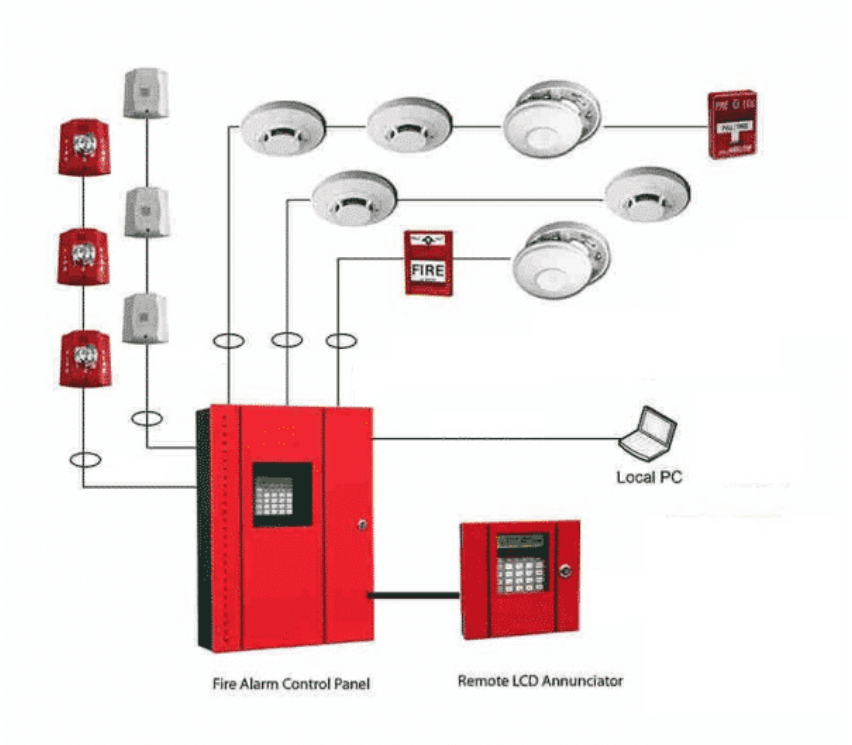
PRIORITY	# OF PROJECTS	COST
1	1	**$15,000.00**
2	2	**$466,500.00**
	-	-
TOTALS	**3**	**$481,500.00**

9950 CALIENTE YOUTH CENTER SITE

		PRIORITY	1 - Immediate to Two Years
PROJECT #	9950SFT3 - SAFETY ISSUES	STATUS	8/15/2024 NEW

FIRE ALARM REPAIRS SITEWIDE

	QUANTITY	UNITS	TOTAL	SF COST
The fire alarm system protecting all buildings was replaced in 2020. All individual building systems are fully operational. However, the inter-building communication is non-functional. Without this, remote monitoring of the system is not possible. This project will fund the required repairs to restore the fire alarm to full functionality.	1	Package	$15,000.00	-



INTERNET IMAGE

9950 CALIENTE YOUTH CENTER SITE

		PRIORITY	2 - Two to Four Years
PROJECT #	9950SIT3 - SITE ISSUES	STATUS	8/15/2024 NEW

CRACK, PATCH & SLURRY SEAL

	QUANTITY	UNITS	TOTAL	SF COST
It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads, parking areas and 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. 135,000 square feet of asphalt area was used to generate this estimate.	135000	Square Foot	$153,900.00	-



9950 CALIENTE YOUTH CENTER SITE

		PRIORITY	2 - Two to Four Years
PROJECT #	9950SIT6 - SITE ISSUES	STATUS	8/16/2024 NEW

SITE LIGHTING REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The existing site solar lighting is inadequate and intermittent during cloudy weather. This project recommends trenching new underground power to each of the existing pole lights and monument signs.	1	Package	$312,600.00	-



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0199 – CYC MENTAL HEALTH BUILDING **OCCUPIED**

FACILITY USAGE: OFFICE

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Metal Siding	-%
OCCUPANCY TYPE	100% B Offices or Higher Education Offices	-%



STATISTICS

BUILT	**1994**
AGE	30 yrs
ACQUIRED	1994
HOW ACQUIRED	PURCHASED
SQUARE FEET (SF)	1,800
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.618892 / -114.502384
REPLACEMENT COST	**$450,000.00**
COST PER SF	**$ 250.00**
FACILITY CONDITION INDEX	13.73

The CYC Mental Health Building is a modular building with metal siding and a single-ply membrane roofing system on a concrete slab-on-grade foundation. The roofing was replaced in 2016 with a 20 year warranty. It contains office space and restrooms for staff and has fire alarm and fire suppression systems. The facility has an ADA accessible ramp to the building. There are two exterior HVAC units mounted on the south exterior wall which provide heating and cooling. The two HVAC units were replaced in 2016.

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
1	4	**$33,000.00**
	0	**$ 0.00**
3	2	**$ 2,880.00**
TOTALS	**6**	**$35,880.00**

0199 CYC MENTAL HEALTH BUILDING

		PRIORITY	1 - Immediate to Two Years
PROJECT #	0199ADA1 - ADA	STATUS	8/2/2024 DEFERRED

ADA RESTROOM UPGRADE

	QUANTITY	UNITS	TOTAL	SF COST
	1	Package	$25,000.00	$ 14.00

The men's and women's designated ADA restrooms do not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for construction of two unisex accessible restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010 and 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.



0199 CYC MENTAL HEALTH BUILDING

		PRIORITY	1 - Immediate to Two Years
PROJECT #	0199ADA2 - ADA	STATUS	8/2/2024 DEFERRED

ADA ENTRY UPGRADES

	QUANTITY	UNITS	TOTAL	SF COST
	1	Package	$ 1,500.00	$ 1.00

The ADA provides for accessibility to sites and services for people with physical limitations. At the threshold between the entrance door and the landing there is a large gap. 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 2018 IBC, ICC/ANSI A117.1 - 2009 and the most current version of the ADAAG were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010 and 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.



0199 CYC MENTAL HEALTH BUILDING

		PRIORITY	1 - Immediate to Two Years
PROJECT #	0199ADA3 - ADA	STATUS	8/2/2024 DEFERRED

ADA SIGNAGE

	QUANTITY	UNITS	TOTAL	SF COST
	1	Package	$ 1,500.00	$ 1.00

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 these criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2009 and the most current version of the ADAAG were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010 and 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.



0199 CYC MENTAL HEALTH BUILDING

		PRIORITY	1 - Immediate to Two Years
PROJECT #	0199ADA4 - ADA	STATUS	8/2/2024 DEFERRED

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
This building contains two water fountains that are not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements. This project or a portion thereof was previously recommended in the FCA report dated 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.	2	Each	$ 5,000.00	$ 3.00



0199 CYC MENTAL HEALTH BUILDING

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0199EXT2 - BUILDING EXTERIOR	STATUS	8/2/2024	DEFERRED

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is 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.	1800	Square Foot	$18,000.00	$ 10.00



0199 CYC MENTAL HEALTH BUILDING

		PRIORITY	3 - Four to Ten Years
PROJECT #	0199INT3 - BUILDING INTERIOR	STATUS	8/2/2024 NEW

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 10 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.	1800	Square Foot	$10,800.00	$ 6.00



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0211 – CYC CURRIE DORMITORY **OCCUPIED**

FACILITY USAGE: INSTITUTIONAL HOUSING

CONSTRUCTION TYPE	III-A Protected Combustible (ordinary construction)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Cmu	-%
OCCUPANCY TYPE	100% I-1 Institutional - hospitals, nursing homes	-%



STATISTICS

BUILT	**1962**
AGE	62 yrs
ACQUIRED	1962
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	4,185
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.620085 / -114.503773
REPLACEMENT COST	**$2,929,500.00**
COST PER SF	**$ 700.00**
FACILITY CONDITION INDEX	42.61

The CYC Currie Dormitory is a wood and concrete framed structure with uninsulated CMU walls, a single-ply membrane roofing system and sits on a concrete slab-on-grade foundation. The roofing system was replaced in 2014 with a 20 year warranty. It contains restrooms, sleeping areas, and a kitchenette for youths in a controlled environment. The facility has a fire alarm, sprinkler system and two roof mounted HVAC units. The rooftop units (RTU's) were installed in 2007. In 2019, the dormitory was upgraded to comply with ADA under CIP 17-S02(5).

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
-	-	-
2	3	**$1,227,300.00**
3	1	**$20,900.00**
TOTALS	**4**	**$1,248,200.00**

0211 CYC CURRIE DORMITORY

		PRIORITY	2 - Two to Four Years
PROJECT #	0211ENR1 - ENERGY SAVINGS	STATUS	8/2/2024 DEFERRED

EXTERIOR ENERGY RETROFIT

	QUANTITY	UNITS	TOTAL	SF COST
The building exterior is constructed of Concrete Masonry Unit (CMU) with no insulation. The windows are original to the building and single pane construction. Buildings of this type are not energy efficient. This project recommends adding an Exterior Insulation Finish System (EIFS) over the CMU and replacing the windows with a behavior health rated polycarbonate safety glazing, dual pane, high efficiency units. This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010 and 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.	1	Package	$1,008,300.00	$ 241.00



0211 CYC CURRIE DORMITORY

		PRIORITY	2 - Two to Four Years
PROJECT #	0211HVA2 - HVAC	STATUS	8/8/2024 NEW

HVAC EQUIPMENT REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
There are 3 HVAC gas fired rooftop packaged units (RTU's) installed on the roof in 2007. They are in fair condition but will be reaching the end of their expected life in the next 3 - 5 years. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project recommends the RTU's be replaced in the next 5 - 10 years. This project estimate includes installation of the new HVAC units, and cleaning of the existing duct work and grilles. This project also includes removal and disposal of the existing HVAC system and all required connections to utilities.	4185	Square Foot	$159,400.00	$ 38.00



0211 CYC CURRIE DORMITORY

		PRIORITY	2 - Two to Four Years
PROJECT #	0211INT5 - BUILDING INTERIOR	STATUS	8/13/2024 NEW

FLOORING REPLACEMNET

	QUANTITY	UNITS	TOTAL	SF COST
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 4" base and heavy duty commercial grade carpet in the next 2 - 3 years.	4185	Square Foot	$59,600.00	$ 14.00



0211 CYC CURRIE DORMITORY

		PRIORITY	3 - Four to Ten Years
PROJECT #	0211PLM4 - PLUMBING	STATUS	8/8/2024 NEW

TANKLESS WATER HEATER REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
There are 2 gas fired tankless water heaters located on the roof installed in 2016. They are in fair condition but will be reaching the end of their expected life in the next 8 - 10 years. This project recommends the water heaters be replaced in the next 8 - 10 years. This project also includes removal and disposal of the existing system and all required connections to utilities.	4185	Square Foot	$20,900.00	$ 5.00



IMAGE FROM 0212 CYC BEOWAWE DORMITORY

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0212 – CYC BEOWAWE DORMITORY **OCCUPIED**

FACILITY USAGE: INSTITUTIONAL HOUSING

CONSTRUCTION TYPE	III-A Protected Combustible (ordinary construction)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Cmu	-%
OCCUPANCY TYPE	100% I-1 Institutional - hospitals, nursing homes	-%



STATISTICS

BUILT	**1962**
AGE	62 yrs
ACQUIRED	1962
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	4,185
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.619825 / -114.504528
REPLACEMENT COST	**$2,929,500.00**
COST PER SF	**$ 700.00**
FACILITY CONDITION INDEX	42.61

The CYC Beware Dormitory is a wood and concrete framed structure with uninsulated CMU walls, a single-ply membrane roofing system and sits on a concrete slab-on-grade foundation. The roofing system was replaced in 2014 with a 20 year warranty. It contains restrooms, sleeping areas, and a kitchenette for youths in a controlled environment. The facility has a fire alarm, sprinkler system and two roof mounted HVAC units. The rooftop units (RTU's) were installed in 2007. In 2019, the dormitory was upgraded to comply with ADA under CIP 17-S02(5).

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
-	-	-
2	3	**$1,227,300.00**
3	1	**$20,900.00**
TOTALS	**4**	**$1,248,200.00**

0212 CYC BEOWAWE DORMITORY

		PRIORITY	2 - Two to Four Years
PROJECT #	0212ENR1 - ENERGY SAVINGS	STATUS	8/6/2024 DEFERRED

EXTERIOR ENERGY RETROFIT

	QUANTITY	UNITS	TOTAL	SF COST
	1	Package	$1,008,300.00	$ 241.00

The building exterior is constructed of Concrete Masonry Unit (CMU) with no insulation. The windows are original to the building and single pane construction. Buildings of this type are not energy efficient. This project recommends adding an Exterior Insulation Finish System (EIFS) over the CMU and replacing the windows with a behavior health rated polycarbonate safety glazing, dual pane, high efficiency units.

This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010 and 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.



0212 CYC BEOWAWE DORMITORY

		PRIORITY	2 - Two to Four Years
PROJECT #	0212HVA2 - HVAC	STATUS	8/8/2024 NEW

HVAC EQUIPMENT REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
There are 3 HVAC gas fired rooftop packaged units (RTU's) installed on the roof in 2007. They are in fair condition but will be reaching the end of their expected life in the next 3 - 5 years. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project recommends the RTU's be replaced in the next 5 - 10 years. This project estimate includes installation of the new HVAC units, and cleaning of the existing duct work and grilles. This project also includes removal and disposal of the existing HVAC system and all required connections to utilities.	4185	Square Foot	$159,400.00	$ 38.00



0212 CYC BEOWAWE DORMITORY

		PRIORITY	2 - Two to Four Years
PROJECT #	0212INT5 - BUILDING INTERIOR	STATUS	8/13/2024 NEW

FLOORING REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
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 4" base and heavy duty commercial grade carpet in the next 2 - 3 years.	4185	Square Foot	$59,600.00	$ 14.00



0212 CYC BEOWAWE DORMITORY

		PRIORITY	3 - Four to Ten Years
PROJECT #	0212PLM5 - PLUMBING	STATUS	8/8/2024 NEW

TANKLESS WATER HEATER REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
There are 2 gas fired tankless water heaters located on the roof installed in 2016. They are in fair condition but will be reaching the end of their expected life in the next 8 - 10 years. This project recommends the water heaters be replaced in the next 8 - 10 years. This project also includes removal and disposal of the existing system and all required connections to utilities.	4185	Square Foot	$20,900.00	$ 5.00



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0213 – CYC KIMBERLY DORMITORY **OCCUPIED**

FACILITY USAGE: INSTITUTIONAL HOUSING

CONSTRUCTION TYPE	III-A Protected Combustible (ordinary construction)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Cmu	-%
OCCUPANCY TYPE	100% I-1 Institutional - hospitals, nursing homes	-%

STATISTICS



BUILT	**1977**
AGE	47 yrs
ACQUIRED	1977
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	4,592
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.620085 / -114.505060
REPLACEMENT COST	**$3,214,400.00**
COST PER SF	**$ 700.00**
FACILITY CONDITION INDEX	52.59

The CYC Kimberly Dormitory is a wood and concrete framed structure with uninsulated CMU walls, a single-ply membrane roofing system and sits on a concrete slab-on-grade foundation. The roofing system was replaced in 2014 with a 20 year warranty. It contains restrooms, sleeping areas, and a kitchenette for youths in a controlled environment. The dormitory was last refurbished in 1997. The facility has a fire alarm, sprinkler system and two roof mounted HVAC units. The rooftop units (RTU's) were installed in 2007.

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
-	-	-
2	4	**$1,669,400.00**
3	1	**$20,900.00**
TOTALS	**5**	**$1,690,300.00**

0213 CYC KIMBERLY DORMITORY

		PRIORITY	2 - Two to Four Years
PROJECT #	0213ENR1 - ENERGY SAVINGS	STATUS	8/7/2024 DEFERRED

EXTERIOR ENERGY RETROFIT

	QUANTITY	UNITS	TOTAL	SF COST
The building exterior is constructed of Concrete Masonry Unit (CMU) with no insulation. The windows are original to the building and single pane construction. Buildings of this type are not energy efficient. This project recommends adding an Exterior Insulation Finish System (EIFS) over the CMU and replacing the windows with a behavior health rated polycarbonate safety glazing, dual pane, high efficiency units. This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010 and 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.	1	Package	$1,008,300.00	$ 220.00



0213 CYC KIMBERLY DORMITORY

		PRIORITY	2 - Two to Four Years
PROJECT #	0213HVA2 - HVAC	STATUS	8/8/2024 NEW

HVAC EQUIPMENT REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
There are 3 HVAC gas fired rooftop packaged units (RTU's) installed on the roof in 2007. They are in fair condition but will be reaching the end of their expected life in the next 3 - 5 years. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project recommends the RTU's be replaced in the next 2 - 4 years. This project estimate includes installation of the new HVAC units, and cleaning of the existing duct work and grilles. This project also includes removal and disposal of the existing HVAC system and all required connections to utilities.	4592	Square Foot	$159,400.00	$ 35.00



IMAGE FROM 0212 CYC BEOWAWE DORMITORY

0213 CYC KIMBERLY DORMITORY

		PRIORITY	2 - Two to Four Years
PROJECT #	0213INT5 - BUILDING INTERIOR	STATUS	8/13/2024 NEW

KITCHENETTE AND RESTROOM REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The kitchenettes and associated cabinets in the kitchen area are deteriorating and reaching the end of their useful life. A complete replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components is recommended. Additionally, the restroom and shower areas are old and deteriorating from heavy use. This project recommends the complete replacement of the kitchen and restroom areas including flooring. ADA compliance according to NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards for Accessible Design should be incorporated into the design. Additionally, Prison Rape Elimination Act (PREA) compliance is required for the restroom. This estimate includes removal and disposal of the existing materials.	1	Package	$436,300.00	$ 95.00



IMAGE FROM 0212 CYC BEOWAWE DORMITORY

0213 CYC KIMBERLY DORMITORY

		PRIORITY	2 - Two to Four Years
PROJECT #	0213INT6 - BUILDING INTERIOR	STATUS	8/13/2024 NEW

FLOORING REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
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 4" base and heavy duty commercial grade carpet in the next 2 - 3 years.	4592	Square Foot	$65,400.00	$ 14.00



0213 CYC KIMBERLY DORMITORY

		PRIORITY	3 - Four to Ten Years
PROJECT #	0213PLM5 - PLUMBING	STATUS	8/8/2024 NEW

TANKLESS WATER HEATER REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
There are 2 gas fired tankless water heaters located on the roof installed in 2016. They are in fair condition but will be reaching the end of their expected life in the next 8 - 10 years. This project recommends the water heaters be replaced in the next 8 - 10 years. This project also includes removal and disposal of the existing system and all required connections to utilities.	4185	Square Foot	$20,900.00	$ 5.00



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0214 – CYC AURORA DORMITORY **OCCUPIED**

FACILITY USAGE: INSTITUTIONAL HOUSING

CONSTRUCTION TYPE	III-A Protected Combustible (ordinary construction)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Cmu	-%
OCCUPANCY TYPE	100% I-1 Institutional - hospitals, nursing homes	-%



STATISTICS

BUILT	**1962**
AGE	62 yrs
ACQUIRED	1962
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	4,185
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.620333 / -114.504533
REPLACEMENT COST	**$2,929,500.00**
COST PER SF	**$ 700.00**
FACILITY CONDITION INDEX	57.50

The CYC Aurora Dormitory is a wood and concrete framed structure with uninsulated CMU walls, a single-ply membrane roofing system and sits on a concrete slab-on-grade foundation. The roofing system was replaced in 2014 with a 20 year warranty. It contains restrooms, sleeping areas, and a kitchenette for youths in a controlled environment. The dormitory was last refurbished in 1997. The facility has a fire alarm, sprinkler system and two roof mounted HVAC units. The rooftop units (RTU's) were installed in 2007.

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
-	-	-
2	4	**$1,663,600.00**
3	1	**$20,900.00**
TOTALS	**5**	**$1,684,500.00**

0214 CYC AURORA DORMITORY

		PRIORITY	2 - Two to Four Years
PROJECT #	0214ENR1 - ENERGY SAVINGS	STATUS	8/7/2024 DEFERRED

EXTERIOR ENERGY RETROFIT

	QUANTITY	UNITS	TOTAL	SF COST
The building exterior is constructed of Concrete Masonry Unit (CMU) with no insulation. The windows are original to the building and single pane construction. Buildings of this type are not energy efficient. This project recommends adding an Exterior Insulation Finish System (EIFS) over the CMU and replacing the windows with a behavior health rated polycarbonate safety glazing, dual pane, high efficiency units. This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010 and 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.	1	Package	$1,008,300.00	$ 241.00



0214 CYC AURORA DORMITORY

		PRIORITY	2 - Two to Four Years
PROJECT #	0214HVA2 - HVAC	STATUS	8/8/2024 NEW

HVAC EQUIPMENT REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
There are 3 HVAC gas fired rooftop packaged units (RTU's) installed on the roof in 2007. They are in fair condition but will be reaching the end of their expected life in the next 3 - 5 years. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project recommends the RTU's be replaced in the next 5 - 10 years. This project estimate includes installation of the new HVAC units, and cleaning of the existing duct work and grilles. This project also includes removal and disposal of the existing HVAC system and all required connections to utilities.	4185	Square Foot	$159,400.00	$ 38.00



0214 CYC AURORA DORMITORY

		PRIORITY	2 - Two to Four Years
PROJECT #	0214INT6 - BUILDING INTERIOR	STATUS	8/13/2024 NEW

KITCHENETTE AND RESTROOM REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The kitchenettes and associated cabinets in the kitchen area are deteriorating and reaching the end of their useful life. A complete replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components is recommended. Additionally, the restroom and shower areas are old and deteriorating from heavy use. This project recommends the complete replacement of the kitchen and restroom areas including flooring. ADA compliance according to NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards for Accessible Design should be incorporated into the design. Additionally, Prison Rape Elimination Act (PREA) compliance is required for the restroom. This estimate includes removal and disposal of the existing materials.	1	Package	$436,300.00	$ 104.00



0214 CYC AURORA DORMITORY

		PRIORITY	2 - Two to Four Years
PROJECT #	0214INT7 - BUILDING INTERIOR	STATUS	8/13/2024 NEW

FLOORING REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
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 4" base and heavy duty commercial grade carpet in the next 2 - 3 years.	4185	Square Foot	$59,600.00	$ 14.00



0214 CYC AURORA DORMITORY

		PRIORITY	3 - Four to Ten Years
PROJECT #	0214PLM5 - PLUMBING	STATUS	8/8/2024 NEW

TANKLESS WATER HEATER REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
There are 2 gas fired tankless water heaters located on the roof installed in 2016. They are in fair condition but will be reaching the end of their expected life in the next 8 - 10 years. This project recommends the water heaters be replaced in the next 8 - 10 years. This project also includes removal and disposal of the existing system and all required connections to utilities.	4185	Square Foot	$20,900.00	$ 5.00



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0215 – CYC LINCOLN DORMITORY **OCCUPIED**

FACILITY USAGE: INSTITUTIONAL HOUSING

CONSTRUCTION TYPE	III-A Protected Combustible (ordinary construction)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Cmu	-%
OCCUPANCY TYPE	100% I-1 Institutional - hospitals, nursing homes	-%



STATISTICS

BUILT	**1977**
AGE	47 yrs
ACQUIRED	1977
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	4,592
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.620619 / -114.504091
REPLACEMENT COST	**$3,214,400.00**
COST PER SF	**$ 700.00**
FACILITY CONDITION INDEX	52.59

The CYC Lincoln Dormitory is a wood and concrete framed structure with uninsulated CMU walls, a single-ply membrane roofing system and sits on a concrete slab-on-grade foundation. The roofing system was replaced in 2014 with a 20 year warranty. It contains restrooms, sleeping areas, and a kitchenette for youths in a controlled environment. The dormitory was last refurbished in 1997. The facility has a fire alarm, sprinkler system and two roof mounted HVAC units. The rooftop units (RTU's) were installed in 2007.

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
-	-	-
2	4	**$1,669,400.00**
3	1	**$20,900.00**
TOTALS	**5**	**$1,690,300.00**

0215 CYC LINCOLN DORMITORY

		PRIORITY	2 - Two to Four Years
PROJECT #	0215ENR3 - ENERGY SAVINGS	STATUS	8/7/2024 DEFERRED

EXTERIOR ENERGY RETROFIT

	QUANTITY	UNITS	TOTAL	SF COST
The building exterior is constructed of Concrete Masonry Unit (CMU) with no insulation. The windows are original to the building and single pane construction. Buildings of this type are not energy efficient. This project recommends adding an Exterior Insulation Finish System (EIFS) over the CMU and replacing the windows with a behavior health rated polycarbonate safety glazing, dual pane, high efficiency units. This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010 and 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.	1	Package	$1,008,300.00	$ 220.00



0215 CYC LINCOLN DORMITORY

		PRIORITY	2 - Two to Four Years
PROJECT #	0215HVA2 - HVAC	STATUS	8/8/2024 NEW

HVAC EQUIPMENT REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
There are 3 HVAC gas fired rooftop packaged units (RTU's) installed on the roof in 2007. They are in fair condition but will be reaching the end of their expected life in the next 3 - 5 years. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project recommends the RTU's be replaced in the next 5 - 10 years. This project estimate includes installation of the new HVAC units, and cleaning of the existing duct work and grilles. This project also includes removal and disposal of the existing HVAC system and all required connections to utilities.	4592	Square Foot	$159,400.00	$ 35.00



0215 CYC LINCOLN DORMITORY

		PRIORITY	2 - Two to Four Years
PROJECT #	0215INT4 - BUILDING INTERIOR	STATUS	8/13/2024 NEW

KITCHENETTE AND RESTROOM REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The kitchenettes and associated cabinets in the kitchen area are deteriorating and reaching the end of their useful life. A complete replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components is recommended. Additionally, the restroom and shower areas are old and deteriorating from heavy use. This project recommends the complete replacement of the kitchen and restroom areas including flooring. ADA compliance according to NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards for Accessible Design should be incorporated into the design. Additionally, Prison Rape Elimination Act (PREA) compliance is required for the restroom. This estimate includes removal and disposal of the existing materials.	1	Package	$436,300.00	$ 95.00



0215 CYC LINCOLN DORMITORY

		PRIORITY	2 - Two to Four Years
PROJECT #	0215INT5 - BUILDING INTERIOR	STATUS	8/16/2024 NEW

FLOORING REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
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 4" base and heavy duty commercial grade carpet in the next 2 - 3 years.	4592	Square Foot	$65,400.00	$ 14.00



IMAGE FROM 0212 CYC KIMBERLY DORMITORY

0215 CYC LINCOLN DORMITORY

		PRIORITY	3 - Four to Ten Years
PROJECT #	0215PLM5 - PLUMBING	STATUS	8/8/2024 NEW

TANKLESS WATER HEATER REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
There are 2 gas fired tankless water heaters located on the roof installed in 2016. They are in fair condition but will be reaching the end of their expected life in the next 8 - 10 years. This project recommends the water heaters be replaced in the next 8 - 10 years. This project also includes removal and disposal of the existing system and all required connections to utilities.	4185	Square Foot	$20,900.00	$ 5.00



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0216 – CYC HAMILTON DORMITORY **OCCUPIED**

FACILITY USAGE: INSTITUTIONAL HOUSING

CONSTRUCTION TYPE	III-A Protected Combustible (ordinary construction)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Cmu	-%
OCCUPANCY TYPE	100% I-1 Institutional - hospitals, nursing homes	-%



STATISTICS

BUILT	**1964**
AGE	60 yrs
ACQUIRED	1964
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	4,185
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.620342 / -114.503019
REPLACEMENT COST	**$2,929,500.00**
COST PER SF	**$ 700.00**
FACILITY CONDITION INDEX	58.70

The CYC Hamilton Dormitory is a wood and concrete framed structure with uninsulated CMU walls, a single-ply membrane roofing system and sits on a concrete slab-on-grade foundation. The roofing system was replaced in 2014 with a 20 year warranty. It contains restrooms, sleeping areas, and a kitchenette for youths in a controlled environment. The dormitory was last refurbished in 1997. The facility has a fire alarm, sprinkler system and two roof mounted HVAC units. The rooftop units (RTU's) were installed in 2007.

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
1	1	**$35,000.00**
2	4	**$1,663,600.00**
3	1	**$20,900.00**
TOTALS	**6**	**$1,719,500.00**

0216 CYC HAMILTON DORMITORY

		PRIORITY	1 - Immediate to Two Years
PROJECT #	0216SFT4 - SAFETY ISSUES	STATUS	8/7/2024 DEFERRED

SPRINKLER PIPE ENCAPSULATION

	QUANTITY	UNITS	TOTAL	SF COST
	1	Package	$35,000.00	$ 8.00

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.

This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010 and 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.



0216 CYC HAMILTON DORMITORY

		PRIORITY	2 - Two to Four Years
PROJECT #	0216ENR1 - ENERGY SAVINGS	STATUS	8/16/2024 DEFERRED

EXTERIOR ENERGY RETROFIT

	QUANTITY	UNITS	TOTAL	SF COST
The building exterior is constructed of Concrete Masonry Unit (CMU) with no insulation. The windows are original to the building and single pane construction. Buildings of this type are not energy efficient. This project recommends adding an Exterior Insulation Finish System (EIFS) over the CMU and replacing the windows with a behavior health rated polycarbonate safety glazing, dual pane, high efficiency units. This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010 and 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.	1	Package	$1,008,300.00	$ 241.00



0216 CYC HAMILTON DORMITORY

		PRIORITY	2 - Two to Four Years
PROJECT #	0216HVA2 - HVAC	STATUS	8/9/2024 NEW

HVAC EQUIPMENT REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
There are 3 HVAC gas fired rooftop packaged units (RTU's) installed on the roof in 2007. They are in fair condition but will be reaching the end of their expected life in the next 3 - 5 years. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project recommends the RTU's be replaced in the next 5 - 10 years. This project estimate includes installation of the new HVAC units, and cleaning of the existing duct work and grilles. This project also includes removal and disposal of the existing HVAC system and all required connections to utilities.	4185	Square Foot	$159,400.00	$ 38.00



0216 CYC HAMILTON DORMITORY

		PRIORITY	2 - Two to Four Years
PROJECT #	0216INT4 - BUILDING INTERIOR	STATUS	8/13/2024 NEW

KITCHENETTE AND RESTROOM REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The kitchenettes and associated cabinets in the kitchen area are deteriorating and reaching the end of their useful life. A complete replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components is recommended. Additionally, the restroom and shower areas are old and deteriorating from heavy use. This project recommends the complete replacement of the kitchen and restroom areas including flooring. ADA compliance according to NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards for Accessible Design should be incorporated into the design. Additionally, Prison Rape Elimination Act (PREA) compliance is required for the restroom. This estimate includes removal and disposal of the existing materials.	1	Package	$436,300.00	$ 104.00



0216 CYC HAMILTON DORMITORY

		PRIORITY	2 - Two to Four Years
PROJECT #	0216INT5 - BUILDING INTERIOR	STATUS	8/13/2024 NEW

FLOORING REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
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 4" base and heavy duty commercial grade carpet in the next 2 - 3 years.	4185	Square Foot	$59,600.00	$ 14.00



0216 CYC HAMILTON DORMITORY

		PRIORITY	3 - Four to Ten Years
PROJECT #	0216PLM5 - PLUMBING	STATUS	8/16/2024 NEW

TANKLESS WATER HEATER REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
There are 2 gas fired tankless water heaters located on the roof installed in 2016. They are in fair condition but will be reaching the end of their expected life in the next 8 - 10 years. This project recommends the water heaters be replaced in the next 8 - 10 years. This project also includes removal and disposal of the existing system and all required connections to utilities.	4185	Square Foot	$20,900.00	$ 5.00



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0217 – CYC JARBIDGE DORMITORY **OCCUPIED**

FACILITY USAGE: INSTITUTIONAL HOUSING

CONSTRUCTION TYPE	III-A Protected Combustible (ordinary construction)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Cmu	-%
OCCUPANCY TYPE	100% I-1 Institutional - hospitals, nursing homes	-%



STATISTICS

BUILT	**1964**
AGE	60 yrs
ACQUIRED	0
HOW ACQUIRED	NULL
SQUARE FEET (SF)	4,185
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.619831 / -114.503011
REPLACEMENT COST	**$2,929,500.00**
COST PER SF	**$ 700.00**
FACILITY CONDITION INDEX	58.70

The CYC Jarbidge Dormitory is a wood and concrete framed structure with uninsulated CMU walls, a single-ply membrane roofing system and sits on a concrete slab-on-grade foundation. The roofing system was replaced in 2014 with a 20 year warranty. It contains restrooms, sleeping areas, and a kitchenette for youths in a controlled environment. The dormitory was last refurbished in 1997. The facility has a fire alarm, sprinkler system and two roof mounted HVAC units. The rooftop units (RTU's) were installed in 2007.

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
1	1	**$35,000.00**
2	4	**$1,663,600.00**
3	1	**$20,900.00**
TOTALS	**6**	**$1,719,500.00**

0217 CYC JARBIDGE DORMITORY

		PRIORITY	1 - Immediate to Two Years
PROJECT #	0217SFT4 - SAFETY ISSUES	STATUS	8/7/2024 DEFERRED

SPRINKLER PIPE ENCAPSULATION

	QUANTITY	UNITS	TOTAL	SF COST
	1	Package	$35,000.00	$ 8.00

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.

This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010 and 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.



0217 CYC JARBIDGE DORMITORY

		PRIORITY	2 - Two to Four Years
PROJECT #	0217ENR1 - ENERGY SAVINGS	STATUS	8/7/2024 DEFERRED

EXTERIOR ENERGY RETROFIT

	QUANTITY	UNITS	TOTAL	SF COST
The building exterior is constructed of Concrete Masonry Unit (CMU) with no insulation. The windows are original to the building and single pane construction. Buildings of this type are not energy efficient. This project recommends adding an Exterior Insulation Finish System (EIFS) over the CMU and replacing the windows with a behavior health rated polycarbonate safety glazing, dual pane, high efficiency units. This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010 and 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.	1	Package	$1,008,300.00	$ 241.00



0217 CYC JARBIDGE DORMITORY

		PRIORITY	2 - Two to Four Years
PROJECT #	0217HVA2 - HVAC	STATUS	8/9/2024 NEW

HVAC EQUIPMENT REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
There are 3 HVAC gas fired rooftop packaged units (RTU's) installed on the roof in 2007. They are in fair condition but will be reaching the end of their expected life in the next 3 - 5 years. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project recommends the RTU's be replaced in the next 5 - 10 years. This project estimate includes installation of the new HVAC units, and cleaning of the existing duct work and grilles. This project also includes removal and disposal of the existing HVAC system and all required connections to utilities.	4185	Square Foot	$159,400.00	$ 38.00



IMAGE FROM 0212 CYC BEOWAWE DORMITORY

0217 CYC JARBIDGE DORMITORY

		PRIORITY	2 - Two to Four Years
PROJECT #	0217INT4 - BUILDING INTERIOR	STATUS	8/13/2024 NEW

KITCHENETTE AND RESTROOM REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The kitchenettes and associated cabinets in the kitchen area are deteriorating and reaching the end of their useful life. A complete replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components is recommended. Additionally, the restroom and shower areas are old and deteriorating from heavy use. This project recommends the complete replacement of the kitchen and restroom areas including flooring. ADA compliance according to NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards for Accessible Design should be incorporated into the design. Additionally, Prison Rape Elimination Act (PREA) compliance is required for the restroom. This estimate includes removal and disposal of the existing materials.	1	Package	$436,300.00	$ 104.00



0217 CYC JARBIDGE DORMITORY

		PRIORITY	2 - Two to Four Years
PROJECT #	0217INT5 - BUILDING INTERIOR	STATUS	8/13/2024 NEW

FLOORING REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
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 4" base and heavy duty commercial grade carpet in the next 2 - 3 years.	4185	Square Foot	$59,600.00	$ 14.00



0217 CYC JARBIDGE DORMITORY

		PRIORITY	3 - Four to Ten Years
PROJECT #	0217PLM5 - PLUMBING	STATUS	8/8/2024 NEW

TANKLESS WATER HEATER REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
There are 2 gas fired tankless water heaters located on the roof installed in 2016. They are in fair condition but will be reaching the end of their expected life in the next 8 - 10 years. This project recommends the water heaters be replaced in the next 8 - 10 years. This project also includes removal and disposal of the existing system and all required connections to utilities.	4185	Square Foot	$20,900.00	$ 5.00



IMAGE FROM 0212 CYC BEOWAWE DORMITORY

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0218 – CYC ADMINISTRATION **OCCUPIED**

FACILITY USAGE: OFFICE

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



STATISTICS

BUILT	**1962**
AGE	62 yrs
ACQUIRED	1962
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	4,185
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.619579 / -114.503771
REPLACEMENT COST	**$2,929,500.00**
COST PER SF	**$ 700.00**
FACILITY CONDITION INDEX	23.29

The CYC Administration is an uninsulated CMU, wood and concrete framed structure with a single-ply roofing system on a concrete slab-on-grade foundation. The roofing system was replaced in 2014 with a 20 year warranty. 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. The HVAC system was replaced in 2020 under CIP 19-M22 converting from a local chiller/boiler & piping system to Forced Air Unit (FAU) furnaces and a/c coils and outdoor condensing units. The facility has a fire alarm system.

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
-	-	-
2	2	**$598,500.00**
3	2	**$83,800.00**
TOTALS	**4**	**$682,300.00**

0218 CYC ADMINISTRATION

		PRIORITY	2 - Two to Four Years
PROJECT #	0218ENR1 - ENERGY SAVINGS	STATUS	8/13/2024 DEFERRED

EXTERIOR ENERGY RETROFIT

	QUANTITY	UNITS	TOTAL	SF COST
The building exterior is constructed of Concrete Masonry Unit (CMU) with no insulation. The windows are original to the building and single pane construction. Buildings of this type are not energy efficient. This project recommends adding an Exterior Insulation Finish System (EIFS) over the CMU and replacing the windows with dual pane, high efficiency units. This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010 and 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.	4185	Square Foot	$538,900.00	$ 129.00

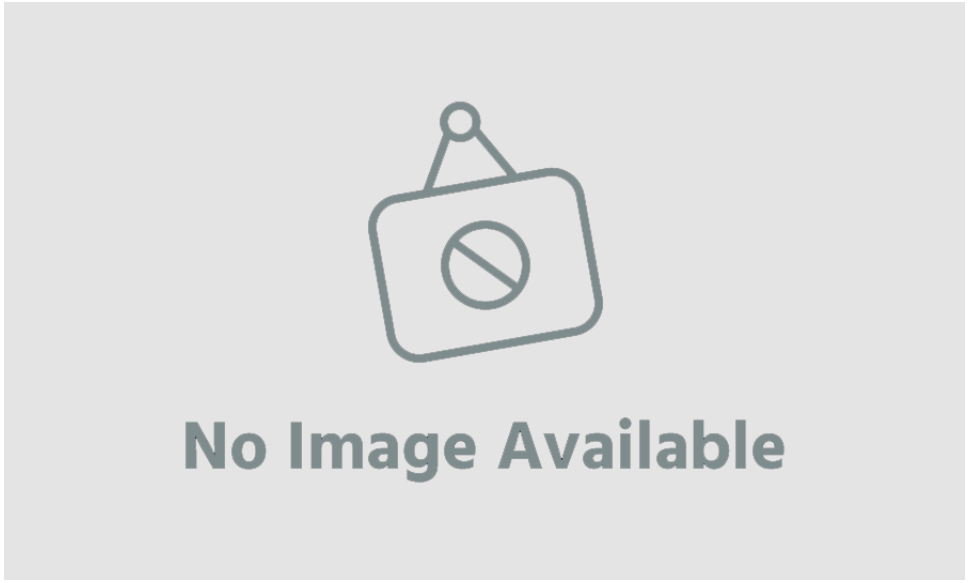


0218 CYC ADMINISTRATION

		PRIORITY	2 - Two to Four Years
PROJECT #	0218INT4 - BUILDING INTERIOR	STATUS	8/13/2024 NEW

FLOORING REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
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 4" base and heavy duty comme`rcial grade carpet in the next 2 - 3 years.	4185	Square Foot	$59,600.00	$ 14.00



0218 CYC ADMINISTRATION

		PRIORITY	3 - Four to Ten Years
PROJECT #	0218EXT3 - BUILDING EXTERIOR	STATUS	8/13/2024 DEFERRED

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	4185	Square Foot	$41,900.00	$ 10.00

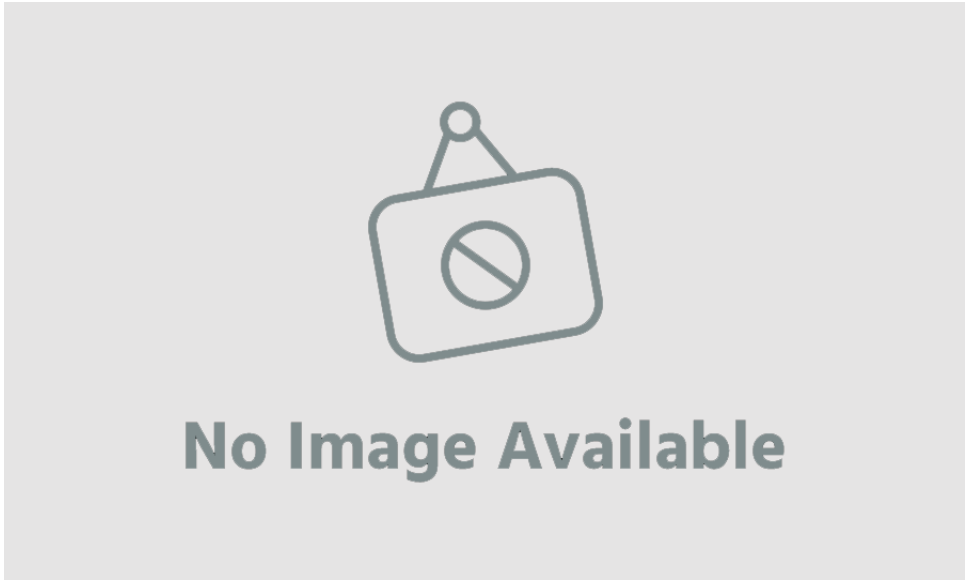


0218 CYC ADMINISTRATION

		PRIORITY	3 - Four to Ten Years
PROJECT #	0218INT5 - BUILDING INTERIOR	STATUS	8/13/2024 NEW

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes were in fair condition. It is recommended the interior walls and ceilings be painted in the next 6 - 8 years. All surfaces should be repaired and prepped prior to painting. For durability in wet areas, an epoxy-based paint should be used. Building maintenance should be scheduled on a cyclical basis to maintain the integrity of the structure	4185	Square Foot	$41,900.00	$ 10.00



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0219 – CYC SCHOOL - OLD **OCCUPIED**

FACILITY USAGE: CLASSROOM

CONSTRUCTION TYPE	III-B Unprotected Combustible (ordinary construction)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Cmu	-%
OCCUPANCY TYPE	100% E	-%



STATISTICS

BUILT	**1962**
AGE	62 yrs
ACQUIRED	1962
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	11,760
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.619126 / -114.502261
REPLACEMENT COST	**$8,232,000.00**
COST PER SF	**$ 700.00**
FACILITY CONDITION INDEX	40.12

The CYC School - Old is a concrete masonry unit and wood framed structure with a single-ply roofing system on a concrete slab-on-grade foundation. It contains a library, classrooms with individual restrooms, storage areas, a culinary/ kitchen classroom and offices. There are 5 Roof Top packaged Unit (RTU) HVAC units that provides heating and cooling. The RTU's were replaced in 2022 under CIP 21-M02(11). The building is equipped with a fire alarm system.

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
1	2	**$318,000.00**
2	2	**$286,900.00**
3	1	**$117,600.00**
TOTALS	**5**	**$722,500.00**

0219 CYC SCHOOL - OLD

		PRIORITY	1 - Immediate to Two Years
PROJECT #	0219ADA1 - ADA	STATUS	8/13/2024 DEFERRED

ADA RESTROOM & CULINARY AREA UPGRADE

	QUANTITY	UNITS	TOTAL	SF COST
	1	Package	$313,000.00	$ 27.00

The building does not have an accessible restroom and the Culinary lab area is not accessible. The existing restroom does not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms per ADA regulations. It will also make the necessary modifications to the Culinary area to accommodate accessible needs. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002, 09/21/2010 and 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.

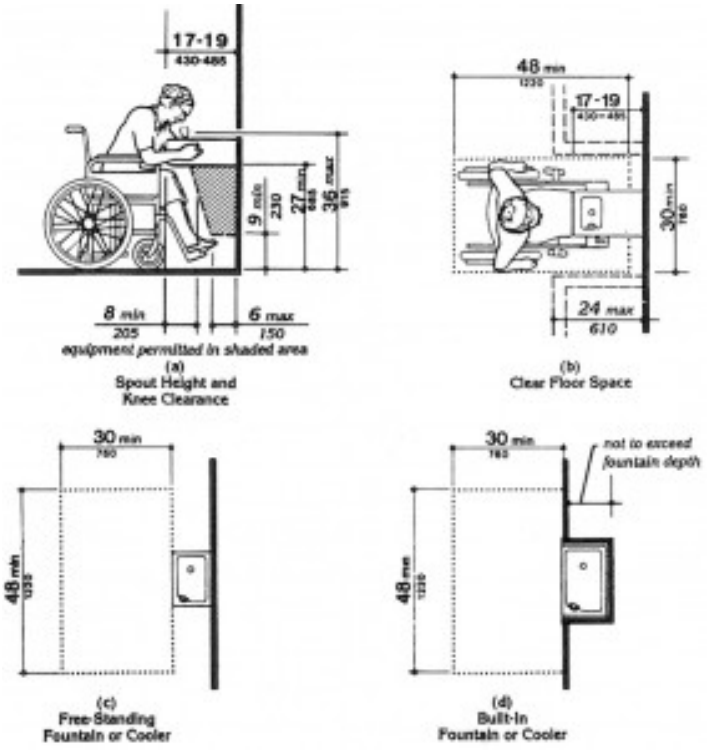


0219 CYC SCHOOL - OLD

		PRIORITY	1 - Immediate to Two Years
PROJECT #	0219ADA2 - ADA	STATUS	8/13/2024 DEFERRED

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
This building contains a water fountain. The 2018 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain. This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002, 09/21/2010 and 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.	1	Each	$ 5,000.00	$ 0.00



INTERNET IMAGE

0219 CYC SCHOOL - OLD

		PRIORITY	2 - Two to Four Years
PROJECT #	0219ENR2 - ENERGY SAVINGS	STATUS	8/13/2024 DEFERRED

EXTERIOR ENERGY RETROFIT

	QUANTITY	UNITS	TOTAL	SF COST
The building exterior is constructed of Concrete Masonry Unit (CMU) with no insulation. The windows are original to the building and single pane construction. Buildings of this type are not energy efficient. This project recommends adding an Exterior Insulation Finish System (EIFS) over the CMU and replacing the windows with a behavior health rated polycarbonate safety glazing, dual pane, high efficiency units. This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010 and 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.	11760	Package	$2,749,300.00	$ 234.00



0219 CYC SCHOOL - OLD

		PRIORITY	2 - Two to Four Years
PROJECT #	0219EXT1 - BUILDING EXTERIOR	STATUS	8/13/2024 DEFERRED

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is 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.	11760	Square Foot	$117,600.00	$ 10.00



0219 CYC SCHOOL - OLD

		PRIORITY	3 - Four to Ten Years
PROJECT #	0219INT4 - BUILDING INTERIOR	STATUS	8/13/2024 NEW

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.	11760	Square Foot	$117,600.00	$ 10.00



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0220 – CYC EVALUATION / INFIRMARY **OCCUPIED**

FACILITY USAGE: HEALTHCARE-AMBULATORY

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



STATISTICS

BUILT	**1962**
AGE	62 yrs
ACQUIRED	1962
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	1,578
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.619511 / -114.502859
REPLACEMENT COST	**$1,104,600.00**
COST PER SF	**$ 700.00**
FACILITY CONDITION INDEX	21.83

The CYC Evaluation/ Infirmary is a concrete masonry unit and wood framed structure with a single-ply roofing system and has a concrete slab-on-grade foundation. The roofing system was replaced in 2016 and included a 20 year warranty. The facility contains offices, exam rooms, a waiting area and mechanical room. The HVAC heat pump system, providing both heating and cooling, consists of indoor Air Handling Units (AHU's) with outside condensers. The HVAC system was replaced in 2016.

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
1	2	**$45,000.00**
2	1	**$148,500.00**
3	2	**$47,600.00**
TOTALS	**5**	**$241,100.00**

0220 CYC EVALUATION / INFIRMARY

		PRIORITY	1 - Immediate to Two Years
PROJECT #	0220ADA1 - ADA	STATUS	8/13/2024 DEFERRED

ADA RESTROOM UPGRADE

	QUANTITY	UNITS	TOTAL	SF COST
	1	Package	$30,000.00	$ 19.00

The building does not have an accessible restroom. The existing restroom does not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for remodeling the unisex restroom per ADA regulations. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002, 09/21/2010 and 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.



2017 SURVEY IMAGE

0220 CYC EVALUATION / INFIRMARY

		PRIORITY	1 - Immediate to Two Years
PROJECT #	0220ADA5 - ADA	STATUS	8/13/2024 DEFERRED

INSTALL LEVER ACTION DOOR HARDWARE

	QUANTITY	UNITS	TOTAL	SF COST
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 - 2018, ICC/ANSI A117.1 - 2009 and the most current version of the ADAAG were used as references for this project. This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010 and 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.	15	Each	$15,000.00	$ 10.00



0220 CYC EVALUATION / INFIRMARY

		PRIORITY	2 - Two to Four Years
PROJECT #	0220EXT3 - BUILDING EXTERIOR	STATUS	8/13/2024 NEW

EXTERIOR ENERGY RETROFIT

	QUANTITY	UNITS	TOTAL	SF COST
The building exterior is constructed of Concrete Masonry Unit (CMU) with no insulation. The windows are original to the building and single pane construction. Buildings of this type are not energy efficient. This project recommends adding an Exterior Insulation Finish System (EIFS) over the CMU and replacing the windows with a behavior health rated polycarbonate safety glazing, dual pane, high efficiency units.	1	Package	$148,500.00	$ 94.00



0220 CYC EVALUATION / INFIRMARY

		PRIORITY	3 - Four to Ten Years
PROJECT #	0220EXT4 - BUILDING EXTERIOR	STATUS	8/13/2024 NEW

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	1578	Square Foot	$23,800.00	$ 15.00



0220 CYC EVALUATION / INFIRMARY

		PRIORITY	3 - Four to Ten Years
PROJECT #	0220INT4 - BUILDING INTERIOR	STATUS	8/13/2024 NEW

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.	1578	Square Foot	$23,800.00	$ 15.00



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0221 – CYC MULTI-PURPOSE BUILDING **OCCUPIED**

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

CONSTRUCTION TYPE	III-B Unprotected Combustible (ordinary construction)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	50% Painted Cmu	50% Eifs
OCCUPANCY TYPE	70% A-3 Having an assembly room with an occupant load of less than 300 without a legitimate stage	30% B Offices or Higher Education Offices



STATISTICS

BUILT	**1966**
AGE	58 yrs
ACQUIRED	1966
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	36,630
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.619112 / -114.503437
REPLACEMENT COST	**$25,641,000.00**
COST PER SF	**$ 700.00**
FACILITY CONDITION INDEX	8.39

The CYC Multi-Purpose building is a concrete masonry unit, steel and wood framed structure with a single-ply roofing system and a concrete slab-on-grade foundation. The roofing system was replaced in 2012 and with a 20 year warranty. 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 dining area was expanded and the culinary area refurbished in 1997 under CIP 95-C11. The HVAC systems include gas fired rooftop units,, evaporative coolers including makeup air for the kitchen hood exhaust and an air cooled chiller connected to a 4 pipe air handling unit.

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
1	2	**$152,500.00**
2	6	**$1,266,900.00**
3	2	**$732,600.00**
TOTALS	**10**	**$2,152,000.00**

0221 CYC MULTI-PURPOSE BUILDING

		PRIORITY	1 - Immediate to Two Years
PROJECT #	0221ADA4 - ADA	STATUS	8/14/2024 DEFERRED

ADA UPGRADES - STAGE

	QUANTITY	UNITS	TOTAL	SF COST
	1	Package	$52,500.00	$ 1.00

The auditorium is lacking an accessible path to the stage. The stage is required to have an accessible path to it per the ADA regulations. This project would provide for an accessible ramp or powered lift to access the stage. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2009 and the most current version of the ADAAG were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010 and 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.



0221 CYC MULTI-PURPOSE BUILDING

		PRIORITY	1 - Immediate to Two Years
PROJECT #	0221ADA5 - ADA	STATUS	8/14/2024 DEFERRED

ADA ACCESSIBILITY IMPROVEMENTS

	QUANTITY	UNITS	TOTAL	SF COST
The existing building is in need of ADA accessibility upgrades. 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. All required signage is included in this estimate. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2009 and the most current version of the ADAAG were used as references for this project. This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010 and 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.	1	Package	$100,000.00	$ 3.00



0221 CYC MULTI-PURPOSE BUILDING

		PRIORITY	2 - Two to Four Years
PROJECT #	0221HVA2 - HVAC	STATUS	8/14/2024 NEW

HVAC SYSTEM RENOVATION

	QUANTITY	UNITS	TOTAL	SF COST
There is only one boiler supplying the Culinary and general heating for the Gymnasium. Loss of the single boiler will shut down the Culinary operation on which the site depends. Additionally, the air handling unit (AHU) supplying conditioned air to the Gymnasium is original to the building and approaching 60 years of operation. The AHU & condensing unit operate on an R-22 refrigerant. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project recommends adding a boiler for redundancy and replacing the AHU, condensing unit and all associated piping.	1	Package	$678,900.00	$ 19.00



0221 CYC MULTI-PURPOSE BUILDING

		PRIORITY	2 - Two to Four Years
PROJECT #	0221HVA3 - HVAC	STATUS	8/16/2024 NEW

WALK IN COOLER & FREEZER EQUIPMENT REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
Culinary utilizes (1) walk in cooler and (3) freezers. The equipment is old and requires frequent service. This project recommends a complete replacement of the outdoor condensing units, interior coils and associated refrigerant piping. This project provides for disposal of the existing unit and connections to utilities.	1	Package	$348,000.00	$ 10.00



0221 CYC MULTI-PURPOSE BUILDING

		PRIORITY	2 - Two to Four Years
PROJECT #	0221HVA4 - HVAC	STATUS	8/16/2024 NEW

CULINARY MAKEUP AIR UNIT INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
The main culinary cooking line exhaust makeup air system utilizes a basic evaporative cooler and is inadequate for this type of service. This project recommends replacing the existing evaporative cooler with a dedicated makeup air system with heating and evaporative cooling. This project provides for disposal of the existing unit, installation of new ducting and connections to utilities.	1	Package	$150,000.00	$ 4.00



0221 CYC MULTI-PURPOSE BUILDING

		PRIORITY	2 - Two to Four Years
PROJECT #	0221INT6 - BUILDING INTERIOR	STATUS	8/14/2024 NEW

LOCKER ROOM FLOOR REFURBISHMENT

	QUANTITY	UNITS	TOTAL	SF COST
The locker room concrete slab floor has heaved in different areas and possibly failing under the floor tile. This project recommends the removal of portions of the floor tile to further determine the extent of the concrete slab failure. Removal of portions of the concrete slab may be necessary to complete the investigation. Repair costs are not included in this estimate.	1	Package	$25,000.00	$ 1.00



0221 CYC MULTI-PURPOSE BUILDING

		PRIORITY	2 - Two to Four Years
PROJECT #	0221INT7 - BUILDING INTERIOR	STATUS	8/14/2024 NEW

DISHWASHING WORKSTATION REPAIRS

	QUANTITY	UNITS	TOTAL	SF COST
The current dishwashing work surfaces do not slope properly to drain leaving ponding water and additional work to maintain sanitary operations. This project recommends the adjustment or replacement of the stainless steel work surfaces and table legs to ensure proper drainage of water to drain. Proper work surface working heights must be maintained.	1	Package	$25,000.00	$ 1.00



0221 CYC MULTI-PURPOSE BUILDING

		PRIORITY	2 - Two to Four Years
PROJECT #	0221PLM3 - PLUMBING	STATUS	8/19/2024 DEFERRED

WATER TREATMENT SYSTEM INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
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 or a portion thereof was previously recommended in the FCA report dated 09/21/2010 and 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.	1	Package	$40,000.00	$ 1.00



0221 CYC MULTI-PURPOSE BUILDING

		PRIORITY	3 - Four to Ten Years
PROJECT #	0221EXT3 - BUILDING EXTERIOR	STATUS	8/14/2024 NEW

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost 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 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	36630	Square Foot	$366,300.00	$ 10.00



0221 CYC MULTI-PURPOSE BUILDING

		PRIORITY	3 - Four to Ten Years
PROJECT #	0221INT5 - BUILDING INTERIOR	STATUS	8/14/2024 NEW

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 10 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.	36630	Square Foot	$366,300.00	$ 10.00



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0290 – CYC GARAGE/ STORAGE **OCCUPIED**

FACILITY USAGE: STORAGE-NONHAZARDOUS

CONSTRUCTION TYPE	III-B Unprotected Combustible (ordinary construction)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Metal Siding	-%
OCCUPANCY TYPE	100% S-2 Low hazard storage	-%



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

STATISTICS

BUILT	**1977**
AGE	47 yrs
ACQUIRED	1977
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	2,000
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.620299 / -114.500810
REPLACEMENT COST	**$200,000.00**
COST PER SF	**$ 100.00**
FACILITY CONDITION INDEX	2.00

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
-	-	-
-	0	**$ 0.00**
3	1	**$ 4,000.00**
TOTALS	**1**	**$ 4,000.00**

0290 CYC GARAGE/ STORAGE

		PRIORITY	3 - Four to Ten Years
PROJECT #	0290EXT3 - BUILDING EXTERIOR	STATUS	8/14/2024 NEW

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The pre-finished metal exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building and inspect the roof for leaks. Included in the cost is caulking and flashing repairs of all penetrations through the wall and roof panels. It is recommended that the building be caulked and sealed in the next 8 - 10 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	2000	Square Foot	$ 4,000.00	$ 2.00



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0292 – CYC POOL HOUSE AND POOL **OCCUPIED**

FACILITY USAGE: UTILITY-PUMP HOUSE/SHED

CONSTRUCTION TYPE	III-B Unprotected Combustible (ordinary construction)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Cmu	-%
OCCUPANCY TYPE	50% H-4 Storage of health hazard materials	50% B Offices or Higher Education Offices



STATISTICS

BUILT	**1964**
AGE	60 yrs
ACQUIRED	1964
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	2,000
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.618639 / -114.502108
REPLACEMENT COST	**$600,000.00**
COST PER SF	**$ 300.00**
FACILITY CONDITION INDEX	34.38

The CYC Pool House is a concrete masonry unit and wood framed structure with a single-ply roofing system and has a concrete slab-on-grade foundation. The roofing system was replaced in 2016 and includes a 20 year warranty. It contains restrooms and showers and a mechanical room for the pool equipment.

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
1	2	**$67,300.00**
2	4	**$13,900.00**
	-	-
TOTALS	**6**	**$81,200.00**

0292 CYC POOL HOUSE AND POOL

		PRIORITY	1 - Immediate to Two Years
PROJECT #	0292ADA2 - ADA	STATUS	8/14/2024 DEFERRED

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
This building contains a water fountain that is not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements. This project or a portion thereof was previously recommended in the FCA report dated 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.	1	Each	$ 5,000.00	$ 2.00



0292 CYC POOL HOUSE AND POOL

		PRIORITY	1 - Immediate to Two Years
PROJECT #	0292SFT3 - SAFETY ISSUES	STATUS	8/14/2024 DEFERRED

HAZARDOUS MATERIALS STORAGE

	QUANTITY	UNITS	TOTAL	SF COST
	1	Package	$62,300.00	$ 31.00

The building contains hazardous materials (i.e. pool chemicals). Per IFC 2012 Hazardous Materials, and in accordance with NFPA; where hazardous materials are stored, dispensed or used, Section 5003 states the proper use and application is to have mechanical exhaust and ventilation, and hazard identification signs shall be installed. Refer to Section 5004 and 5005 for the proper use and setup. It is important to comply with all applicable codes. This project would provide for all requirements in IFC 2018, to include Section 105 permits and inspections through the State Fire Marshal's Office and the State Public Works Division.

This project or a portion thereof was previously recommended in the FCA report dated 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.



0292 CYC POOL HOUSE AND POOL

		PRIORITY	2 - Two to Four Years
PROJECT #	0292EXT4 - BUILDING EXTERIOR	STATUS	8/14/2024 DEFERRED

EXTERIOR DOOR REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
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 south double door assembly and the north single door assembly with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.	2	Each	$ 5,000.00	$ 2.00



0292 CYC POOL HOUSE AND POOL

		PRIORITY	2 - Two to Four Years
PROJECT #	0292PLM4 - PLUMBING	STATUS	8/14/2024 IN PROGRESS

POOL EQUIPMENT REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The existing pool circulation pump, water filter, heater, chemical feeder, clocks and plumbing were in poor condition at the time of the survey. The pool equipment is beyond its useful life expectancy. This project would provide for the purchase and installation of new pool equipment and all required connections to utilities. This project or a portion thereof was previously recommended in the FCA report dated 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.	1	Package	$100,000.00	$ 50.00



0292 CYC POOL HOUSE AND POOL

		PRIORITY	2 - Two to Four Years
PROJECT #	0292SFT1 - SAFETY ISSUES	STATUS	8/14/2024 DEFERRED

FLUE REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
There is a flue vent in the building which does not comply with UMC 2012 chapter 8, chimneys and vents. The flue vent was installed with an improper flue and per section 804 direct vent terminations vent terminals direct vented appliances shall be installed in accordance with the manufacturer's installation instructions. The flue vent is taped and does not allow for the proper air flow. It is recommended that the flue vent be replaced per UMC and the manufacturer's instructions. This project would provide funding to replace the flue vent. This project or a portion thereof was previously recommended in the FCA report dated 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.	1	Each	$ 4,000.00	$ 2.00



0292 CYC POOL HOUSE AND POOL

		PRIORITY	2 - Two to Four Years
PROJECT #	0292SIT2 - SITE ISSUES	STATUS	8/14/2024 NEW

POOL REFURBISHMENT

	QUANTITY	UNITS	TOTAL	SF COST
The pool plaster surface has degraded and in need of re-plastering. The pool cover is also deteriorating and needing replacement. This project recommends a complete draining of the pool, prep and re-plaster including installation of a new pool cover.	1	Package	$30,000.00	$ 15.00



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0514 – CYC RAMADA **OCCUPIED**

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

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



STATISTICS

BUILT	**1977**
AGE	47 yrs
ACQUIRED	1977
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	968
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.619554 / -114.502649
REPLACEMENT COST	**$145,200.00**
COST PER SF	**$ 150.00**
FACILITY CONDITION INDEX	108.47

The CYC Ramada is a steel post/ beam and wood framed structure with an asphalt composition roofing system on a concrete slab-on-grade foundation. It has a concrete barbeque.

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	**$157,500.00**
-	-	-
TOTALS	**1**	**$157,500.00**

0514 CYC RAMADA

		PRIORITY	2 - Two to Four Years
PROJECT #	0514EXT2 - BUILDING EXTERIOR	STATUS	8/14/2024 DEFERRED

DEMOLISH & REPLACE STRUCTURE

	QUANTITY	UNITS	TOTAL	SF COST
	1	Package	$157,500.00	$ 163.00

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, concrete slab, site prep, repour monolithic slab and erection of a pre-engineered metal shade structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010, 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.



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2001 – CYC SCHOOL - NEW **OCCUPIED**

FACILITY USAGE: CLASSROOM

CONSTRUCTION TYPE	III-B Unprotected Combustible (ordinary construction)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Eifs	-%
OCCUPANCY TYPE	100% E	-%



STATISTICS

BUILT	**1994**
AGE	30 yrs
ACQUIRED	1994
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	22,000
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.618838 / -114.502799
REPLACEMENT COST	**$15,400,000.00**
COST PER SF	**$ 700.00**
FACILITY CONDITION INDEX	3.78

The CYC School - New is a concrete masonry unit and steel framed structure with a single-ply roofing system and has a concrete slab-on-grade foundation. The roofing system was replaced in 2012 and included a 20 year warranty. It contains classrooms, conference rooms, vocational instruction rooms, and restrooms. The facility has a fire alarm and sprinkler system and is conditioned by roof top packaged HVAC units (RTU's). The RTU's were replaced in 2018 under CIP 17-M31.

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
1	2	**$53,900.00**
2	5	**$307,500.00**
3	1	**$220,000.00**
TOTALS	**8**	**$581,400.00**

2001 CYC SCHOOL - NEW

		PRIORITY	1 - Immediate to Two Years
PROJECT #	2001ADA2 - ADA	STATUS	8/14/2024 DEFERRED

ADA UPGRADES

	QUANTITY	UNITS	TOTAL	SF COST
The building does not have a designated accessible office and the door handles are not compliant with the 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 - 2018, ICC/ANSI A117.1 - 2009 and the most current version of the ADAAG were used as references for this project. This project or a portion thereof was previously recommended in the FCA report dated 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.	1	Package	$25,000.00	$ 1.00



2001 CYC SCHOOL - NEW

		PRIORITY	1 - Immediate to Two Years
PROJECT #	2001ADA3 - ADA	STATUS	8/14/2024 DEFERRED

BREAK ROOM REMODEL

	QUANTITY	UNITS	TOTAL	SF COST
	1	Each	$28,900.00	$ 1.00

The kitchenette and associated cabinets in the employee break room are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards for Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.

This project or a portion thereof was previously recommended in the FCA report dated 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.



2001 CYC SCHOOL - NEW

		PRIORITY	2 - Two to Four Years
PROJECT #	2001EXT1 - BUILDING EXTERIOR	STATUS	8/14/2024 DEFERRED

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior metal finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. Repairs to the damaged 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 metal finishes be repaired and painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	22000	Square Foot	$220,000.00	$ 10.00



2001 CYC SCHOOL - NEW

		PRIORITY	2 - Two to Four Years
PROJECT #	2001EXT4 - BUILDING EXTERIOR	STATUS	8/14/2024 DEFERRED

EXTERIOR DOOR REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The existing exterior metal doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of eight new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.	8	Each	$40,000.00	$ 2.00



2001 CYC SCHOOL - NEW

		PRIORITY	2 - Two to Four Years
PROJECT #	2001EXT6 - BUILDING EXTERIOR	STATUS	8/15/2024 NEW

EIFS & ROOF FLASHING REPAIRS

	QUANTITY	UNITS	TOTAL	SF COST
Multiple column wraps supporting the building canopy on the building's east side shows signs of water damage and infiltration. The source of the infiltration has not been located. This project recommends removing the top of the column wraps to fully expose all sources of leaks, add proper flashing and sealing and re-install and paint the column wraps.	1	Package	$25,000.00	$ 1.00



2001 CYC SCHOOL - NEW

		PRIORITY	2 - Two to Four Years
PROJECT #	2001INT3 - BUILDING INTERIOR	STATUS	8/14/2024 DEFERRED

SINK INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
The classroom that teaches silk screening does not have a sink or an area to clean up after the silk screening activities. This project recommends installing a new sink with plumbing for the use and cleanup of the silk screening functions. This project or a portion thereof was previously recommended in the FCA report dated 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.	1	Package	$15,000.00	$ 1.00



2001 CYC SCHOOL - NEW

		PRIORITY	2 - Two to Four Years
PROJECT #	2001PLM1 - PLUMBING	STATUS	8/14/2024 DEFERRED

WATER HEATER REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
There is a 119 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 missing proper seismic bracing and an expansion tank. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.	1	Each	$ 7,500.00	$ 0.00



INTERNET IMAGE

2001 CYC SCHOOL - NEW

		PRIORITY	3 - Four to Ten Years
PROJECT #	2001INT4 - BUILDING INTERIOR	STATUS	8/15/2024 NEW

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes were in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.	22000	Square Foot	$220,000.00	$ 10.00



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2166 – CYC GENERATOR BUILDING **OCCUPIED**

FACILITY USAGE: UTILITY-PUMP HOUSE/SHED

CONSTRUCTION TYPE	III-B Unprotected Combustible (ordinary construction)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Cmu	-%
OCCUPANCY TYPE	100% H-2 Hazardous material storage - moderate explosion hazard	-%



STATISTICS

BUILT	**1994**
AGE	30 yrs
ACQUIRED	1994
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	300
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.619100 / -114.504423
REPLACEMENT COST	**$90,000.00**
COST PER SF	**$ 300.00**
FACILITY CONDITION INDEX	12.67

The CYC Generator Building is a concrete masonry unit and steel framed structure with a single-ply roofing system and has a concrete slab-on-grade foundation. In 2024 the site electrical system was upgraded under CIP 21-M02(2) including a new backup generator. The new generator is located outside the Generator Building and the building function reverted to general storage.

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
-	-	-
2	3	**$ 8,400.00**
3	1	**$ 3,000.00**
TOTALS	**4**	**$11,400.00**

2166 CYC GENERATOR BUILDING

		PRIORITY	2 - Two to Four Years
PROJECT #	2166ELE1 - ELECTRICAL	STATUS	8/15/2024 DEFERRED

GFCI OUTLETS

	QUANTITY	UNITS	TOTAL	SF COST
The existing receptacle on the outside of the building is a standard duplex receptacle. The 2017 NEC 210.8 requires these locations to have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles.	1	Each	$ 400.00	$ 1.00



2166 CYC GENERATOR BUILDING

		PRIORITY	2 - Two to Four Years
PROJECT #	2166EXT1 - BUILDING EXTERIOR	STATUS	8/15/2024 DEFERRED

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior metal finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the vents, 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.	300	Square Foot	$ 3,000.00	$ 10.00



2166 CYC GENERATOR BUILDING

		PRIORITY	2 - Two to Four Years
PROJECT #	2166EXT2 - BUILDING EXTERIOR	STATUS	8/15/2024 DEFERRED

EXTERIOR DOOR REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
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. This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010 and 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.	2	Each	$ 5,000.00	$ 17.00



2166 CYC GENERATOR BUILDING

		PRIORITY	3 - Four to Ten Years
PROJECT #	2166INT1 - BUILDING INTERIOR	STATUS	8/16/2024 DEFERRED

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 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.	300	Square Foot	$ 3,000.00	$ 10.00



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2168 – CYC MAINTENANCE BUILDING **OCCUPIED**

FACILITY USAGE: MAINTENANCE-INSPECTION, SHOP, WAREHOUSE

CONSTRUCTION TYPE	III-N	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Metal Siding	-%
OCCUPANCY TYPE	50% H-4 Storage of health hazard materials	50% S-1 Moderate hazard storage

STATISTICS



BUILT	**2000**
AGE	24 yrs
ACQUIRED	2000
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	6,000
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.618789 / -114.503270
REPLACEMENT COST	**$900,000.00**
COST PER SF	**$ 150.00**
FACILITY CONDITION INDEX	8.00

The CYC Maintenance Building is an insulated pre-engineered steel structure on a concrete slab-on-grade foundation. The metal roofing system was overlayed with rigid insulation and a single ply membrane. It was replaced in 2016 and includes a 20 year warranty. It has a storage area as well as vehicle bays with overhead coiling doors which provides indoor space for maintenance and servicing of equipment. The building has two small ceiling mounted heating units. It is directly connected to the south end of the Multipurpose Building.

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
-	-	-
-	0	**$ 0.00**
3	2	**$72,000.00**
TOTALS	**2**	**$72,000.00**

2168 CYC MAINTENANCE BUILDING

		PRIORITY	3 - Four to Ten Years
PROJECT #	2168EXT4 - BUILDING EXTERIOR	STATUS	8/16/2024 NEW

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost 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 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	6000	Square Foot	$12,000.00	$ 2.00



2168 CYC MAINTENANCE BUILDING

		PRIORITY	3 - Four to Ten Years
PROJECT #	2168INT1 - BUILDING INTERIOR	STATUS	8/15/2024 DEFERRED

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes were in good 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 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.	6000	Square Foot	$60,000.00	$ 10.00



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2943 – CYC RECREATIONAL CENTER **OCCUPIED**

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

CONSTRUCTION TYPE	III-B Unprotected Combustible (ordinary construction)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Metal Siding	0%
OCCUPANCY TYPE	100% A-3 Having an assembly room with an occupant load of less than 300 without a legitimate stage	-%



STATISTICS

BUILT	**2008**
AGE	16 yrs
ACQUIRED	2008
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	3,060
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.619462 / -114.501937
REPLACEMENT COST	**$1,377,000.00**
COST PER SF	**$ 450.00**
FACILITY CONDITION INDEX	6.24

The CYC Recreational Center is an insulated pre-engineered structure with pre-finished metal walls and roofing system on a concrete slab-on-grade foundation. There are Men's and Women's designated ADA restrooms, a fire alarm with sprinklers and two exterior mounted HVAC packaged units.

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
-	-	-
-	0	**$ 0.00**
3	3	**$85,900.00**
TOTALS	**3**	**$85,900.00**

2943 CYC RECREATIONAL CENTER

		PRIORITY	3 - Four to Ten Years
PROJECT #	2943EXT1 - BUILDING EXTERIOR	STATUS	8/15/2024 DEFERRED

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The pre-finished metal exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building and inspect the roof for leaks. Included in the cost is caulking and flashing repairs of all penetrations through the wall and roof panels. It is recommended that the building be caulked and sealed in the next 8 - 10 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	3060	Square Foot	$30,600.00	$ 10.00



2943 CYC RECREATIONAL CENTER

		PRIORITY	3 - Four to Ten Years
PROJECT #	2943HVA1 - HVAC	STATUS	4/23/2024 DEFERRED

HVAC EQUIPMENT REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
	2	Each	$40,000.00	$ 13.00

There are 2 packaged HVAC units that are original to the building and should be scheduled for replacement in the next 8 - 10 years. This project would provide for installation of new HVAC packaged 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.

This project or a portion thereof was previously recommended in the FCA report dated 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.



2943 CYC RECREATIONAL CENTER

		PRIORITY	3 - Four to Ten Years
PROJECT #	2943INT2 - BUILDING INTERIOR	STATUS	8/15/2024 NEW

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.	3060	Square Foot	$15,300.00	$ 5.00



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3072 – CYC GREENHOUSE STORAGE 1 **OCCUPIED**

FACILITY USAGE: STORAGE-NONHAZARDOUS

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

STATISTICS



BUILT	**0**
AGE	0 yrs
ACQUIRED	0
HOW ACQUIRED	NULL
SQUARE FEET (SF)	96
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.619171 / -114.501444
REPLACEMENT COST	**$15,000.00**
COST PER SF	**$ 156.00**
FACILITY CONDITION INDEX	16.67

The CYC Greenhouse Storage 1 is a prefabricated wood shed with and an asphalt composition roofing system. It is located adjacent to the greenhouse.

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	**$ 2,500.00**
-	-	-
TOTALS	**1**	**$ 2,500.00**

3072 CYC GREENHOUSE STORAGE 1

		PRIORITY	2 - Two to Four Years
PROJECT #	3072EXT2 - BUILDING EXTERIOR	STATUS	8/15/2024 NEW

ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2 - 3 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing system.	1	Package	$ 2,500.00	$ 26.00



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3073 – CYC GREENHOUSE STORAGE 2 **OCCUPIED**

FACILITY USAGE: STORAGE-NONHAZARDOUS

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



STATISTICS

BUILT	**0**
AGE	0 yrs
ACQUIRED	0
HOW ACQUIRED	NULL
SQUARE FEET (SF)	80
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.619225 / -114.501444
REPLACEMENT COST	**$15,000.00**
COST PER SF	**$ 188.00**
FACILITY CONDITION INDEX	16.67

The CYC Greenhouse Storage 2 is a prefabricated wood shed with plywood walls and an asphalt composition roofing system. It is located adjacent to the greenhouse.

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	**$ 2,500.00**
-	-	-
TOTALS	**1**	**$ 2,500.00**

3073 CYC GREENHOUSE STORAGE 2

		PRIORITY	2 - Two to Four Years
PROJECT #	3073EXT2 - BUILDING EXTERIOR	STATUS	8/15/2024 NEW

ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2 - 3 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing system.	1	Package	$ 2,500.00	$ 31.00



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3074 – CYC WORK CREW STORAGE **OCCUPIED**

FACILITY USAGE: STORAGE-NONHAZARDOUS

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Cmu	0%
OCCUPANCY TYPE	100% S-2 Low hazard storage	-%



The CYC Work Crew Storage is a concrete masonry unit and wood framed structure with a rolled asphalt composition roofing system on a concrete slab-on-grade foundation.

STATISTICS

BUILT	**2010**
AGE	14 yrs
ACQUIRED	0
HOW ACQUIRED	NULL
SQUARE FEET (SF)	800
FLOORS	0
BASEMENT?	No
LONGITUDE /LATITUDE	37.619590 / -114.501783
REPLACEMENT COST	**$60,000.00**
COST PER SF	**$ 75.00**
FACILITY CONDITION INDEX	26.67

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	**$16,000.00**
-	-	-
TOTALS	**1**	**$16,000.00**

3074 CYC WORK CREW STORAGE

		PRIORITY	2 - Two to Four Years
PROJECT #	3074EXT2 - BUILDING EXTERIOR	STATUS	8/15/2024 NEW

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior wood finishes are in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is 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.	800	Square Foot	$16,000.00	$ 20.00



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3075 – CYC INDUSTRIAL ARTS STORAGE **OCCUPIED**

FACILITY USAGE: STORAGE-NONHAZARDOUS

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	0%
OCCUPANCY TYPE	100% S-2 Low hazard storage	-%

STATISTICS



BUILT	**2010**
AGE	14 yrs
ACQUIRED	0
HOW ACQUIRED	NULL
SQUARE FEET (SF)	416
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.618417 / -114.503183
REPLACEMENT COST	**$40,000.00**
COST PER SF	**$ 96.00**
FACILITY CONDITION INDEX	41.50

The CYC Industrial Arts Storage is a wood framed structure with an asphalt composition roofing system on a concrete slab-on-grade foundation.

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
-	-	-
2	2	**$16,600.00**
-	-	-
TOTALS	**2**	**$16,600.00**

3075 CYC INDUSTRIAL ARTS STORAGE

		PRIORITY	2 - Two to Four Years
PROJECT #	3075EXT1 - BUILDING EXTERIOR	STATUS	8/15/2024 DEFERRED

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	416	Square Foot	$ 6,200.00	$ 15.00



3075 CYC INDUSTRIAL ARTS STORAGE

		PRIORITY	2 - Two to Four Years
PROJECT #	3075EXT3 - BUILDING EXTERIOR	STATUS	8/15/2024 NEW

ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2 - 3 years with a new 50 year asphalt composition shingle roof and new underlayment. This estimate includes removal and disposal of the old roof.	416	Square Foot	$10,400.00	$ 25.00



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3076 – CYC JARBIDGE STORAGE SHED **OCCUPIED**

FACILITY USAGE: STORAGE-NONHAZARDOUS

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	0%
OCCUPANCY TYPE	100% S-2 Low hazard storage	-%



STATISTICS

BUILT	**2010**
AGE	14 yrs
ACQUIRED	0
HOW ACQUIRED	NULL
SQUARE FEET (SF)	96
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.619865 / -114.502839
REPLACEMENT COST	**$15,000.00**
COST PER SF	**$ 156.00**
FACILITY CONDITION INDEX	10.00

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

PROJECT PRIORITY COSTS

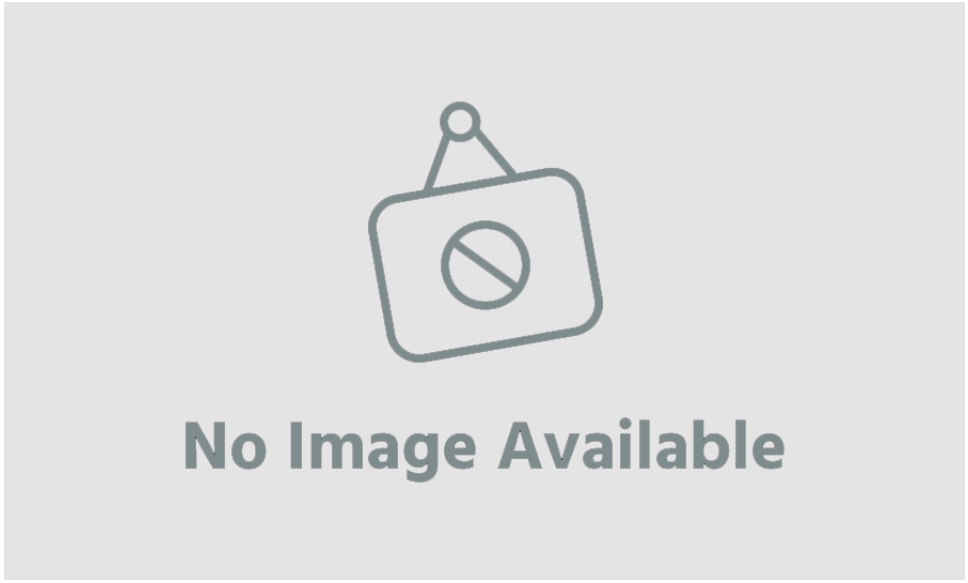
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	**$ 1,500.00**
-	-	-
TOTALS	**1**	**$ 1,500.00**

3076 CYC JARBIDGE STORAGE SHED

		PRIORITY	2 - Two to Four Years
PROJECT #	3076EXT1 - BUILDING EXTERIOR	STATUS	8/15/2024 DEFERRED

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	96	Square Foot	$ 1,500.00	$ 16.00



-

3077 – CYC HAMILTON STORAGE SHED **OCCUPIED**

FACILITY USAGE: STORAGE-NONHAZARDOUS

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	0%
OCCUPANCY TYPE	100% S-2 Low hazard storage	-%



STATISTICS

BUILT	**2010**
AGE	14 yrs
ACQUIRED	0
HOW ACQUIRED	NULL
SQUARE FEET (SF)	96
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.620230 / -114.502850
REPLACEMENT COST	**$15,000.00**
COST PER SF	**$ 156.00**
FACILITY CONDITION INDEX	10.00

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

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	**$ 1,500.00**
-	-	-
TOTALS	**1**	**$ 1,500.00**

3077 CYC HAMILTON STORAGE SHED

		PRIORITY	2 - Two to Four Years
PROJECT #	3077EXT1 - BUILDING EXTERIOR	STATUS	8/15/2024 DEFERRED

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	96	Square Foot	$ 1,500.00	$ 16.00

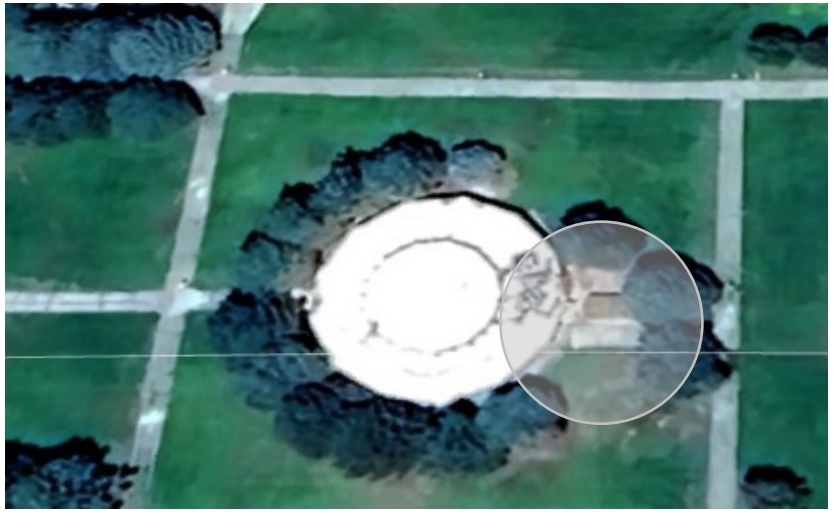


-

3078 – CYC CURRIE STORAGE SHED **OCCUPIED**

FACILITY USAGE: STORAGE-NONHAZARDOUS

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	0%
OCCUPANCY TYPE	100% S-2 Low hazard storage	-%



STATISTICS

BUILT	**2010**
AGE	14 yrs
ACQUIRED	0
HOW ACQUIRED	NULL
SQUARE FEET (SF)	96
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.620052 / -114.503580
REPLACEMENT COST	**$15,000.00**
COST PER SF	**$ 156.00**
FACILITY CONDITION INDEX	10.00

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

PROJECT PRIORITY COSTS

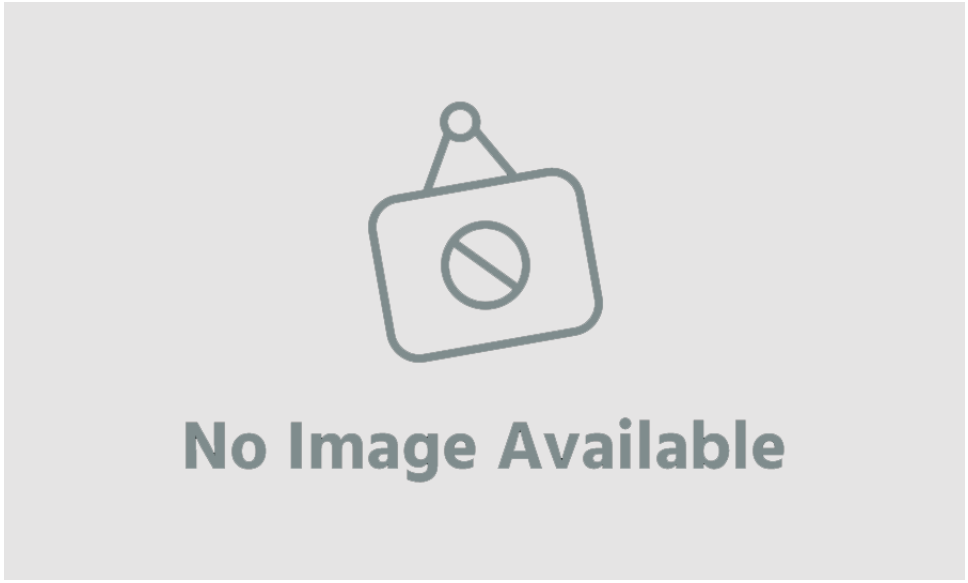
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	**$ 1,500.00**
-	-	-
TOTALS	**1**	**$ 1,500.00**

3078 CYC CURRIE STORAGE SHED

		PRIORITY	2 - Two to Four Years
PROJECT #	3078EXT1 - BUILDING EXTERIOR	STATUS	8/15/2024 DEFERRED

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	96	Square Foot	$ 1,500.00	$ 16.00



-

3079 – CYC BEOWAWE STORAGE SHED **OCCUPIED**

FACILITY USAGE: STORAGE-NONHAZARDOUS

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	0%
OCCUPANCY TYPE	100% S-2 Low hazard storage	-%



STATISTICS

BUILT	**2010**
AGE	14 yrs
ACQUIRED	0
HOW ACQUIRED	NULL
SQUARE FEET (SF)	96
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.619792 / -114.504684
REPLACEMENT COST	**$15,000.00**
COST PER SF	**$ 156.00**
FACILITY CONDITION INDEX	10.00

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

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	**$ 1,500.00**
-	-	-
TOTALS	**1**	**$ 1,500.00**

3079 CYC BEOWAWE STORAGE SHED

		PRIORITY	2 - Two to Four Years
PROJECT #	3079EXT1 - BUILDING EXTERIOR	STATUS	8/15/2024 DEFERRED

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	96	Square Foot	$ 1,500.00	$ 16.00



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3080 – CYC AURORA STORAGE SHED **OCCUPIED**

FACILITY USAGE: STORAGE-NONHAZARDOUS

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	0%
OCCUPANCY TYPE	100% S-2 Low hazard storage	-%



STATISTICS

BUILT	**2010**
AGE	14 yrs
ACQUIRED	0
HOW ACQUIRED	NULL
SQUARE FEET (SF)	96
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.620281 / -114.504684
REPLACEMENT COST	**$15,000.00**
COST PER SF	**$ 156.00**
FACILITY CONDITION INDEX	10.00

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

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	**$ 1,500.00**
-	-	-
TOTALS	**1**	**$ 1,500.00**

3080 CYC AURORA STORAGE SHED

		PRIORITY	2 - Two to Four Years
PROJECT #	3080EXT1 - BUILDING EXTERIOR	STATUS	8/15/2024 DEFERRED

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	96	Square Foot	$ 1,500.00	$ 16.00



-

3159 – CYC GREEN HOUSE **OCCUPIED**

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

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

STATISTICS



BUILT	**2012**
AGE	12 yrs
ACQUIRED	0
HOW ACQUIRED	NULL
SQUARE FEET (SF)	1,800
FLOORS	0
BASEMENT?	No
LONGITUDE /LATITUDE	37.618608 / -114.502451
REPLACEMENT COST	**$106,740.00**
COST PER SF	**$ 59.00**
FACILITY CONDITION INDEX	1.69

The CYC Green House is a large metal framed, glass and Lexan paneled structure that was built to replace the old green house. It is located west of the CYC Pool House.

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
-	-	-
-	0	**$ 0.00**
3	1	**$ 1,800.00**
TOTALS	**1**	**$ 1,800.00**

3159 CYC GREEN HOUSE

		PRIORITY	3 - Four to Ten Years
PROJECT #	3159EXT1 - BUILDING EXTERIOR	STATUS	8/15/2024 NEW

EXTERIOR FINISHES

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



-

3246 – CALIENTE BRIDGE **OCCUPIED**

FACILITY USAGE: UTILITY-PUMP HOUSE/SHED

CONSTRUCTION TYPE		
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	0%	0%
OCCUPANCY TYPE	-%	-%



STATISTICS

BUILT	**2016**
AGE	8 yrs
ACQUIRED	0
HOW ACQUIRED	NULL
SQUARE FEET (SF)	2,800
FLOORS	0
BASEMENT?	No
LONGITUDE /LATITUDE	37.619862 / -114.509568
REPLACEMENT COST	**$1,144,000.00**
COST PER SF	**$ 409.00**
FACILITY CONDITION INDEX	2.77

The Caliente Bridge is a metal truss type bridge located on the west side of the Caliente Youth Center Site. The bridge provides access to the site from Highway 93. It was built in 2016.

PROJECT PRIORITY COSTS

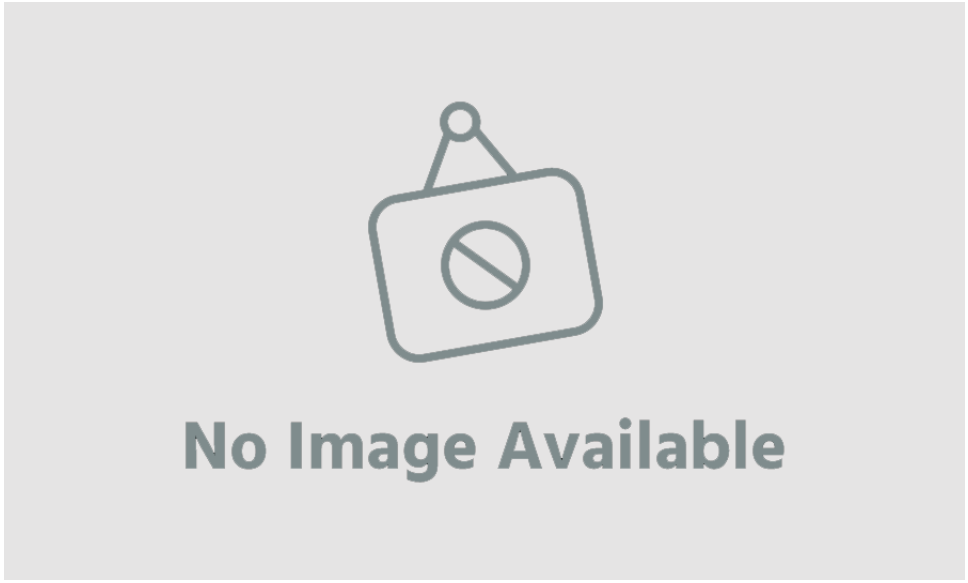
PRIORITY	# OF PROJECTS	COST
1	5	**$31,700.00**
-	0	**$ 0.00**
-	-	-
TOTALS	**5**	**$31,700.00**

3246 CALIENTE BRIDGE

		PRIORITY	1 - Immediate to Two Years
PROJECT #	3246STR1 - STRUCTURAL	STATUS	8/15/2024 DEFERRED

REPLACE/TIGHTEN BOLTS IN STEEL CONNECTIONS

	QUANTITY	UNITS	TOTAL	SF COST
Tighten loose fastener located on north and east side of the bridge on the lateral floor brace at bridge floor beam per NDOT Maintenance & Inspection Report dated 10-11-2017. A copy of the report was provided to the CYC Superintendent. This project or a portion thereof was previously recommended in the FCA report dated 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.	1	Package	$ 100.00	$ 0.00



3246 CALIENTE BRIDGE

		PRIORITY	1 - Immediate to Two Years
PROJECT #	3246STR2 - STRUCTURAL	STATUS	8/15/2024 DEFERRED

REPLACE / TIGHTEN ANCHOR BOLT IN BEARING ASSEMBLIES

	QUANTITY	UNITS	TOTAL	SF COST
Properly seat jam nut on elastomeric bearing plate per NDOT Maintenance & Inspection Report dated 10-11-2017. A copy of the report was provided to the CYC Superintendent. This project or a portion thereof was previously recommended in the FCA report dated 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.	0		$ 100.00	$ 0.00



3246 CALIENTE BRIDGE

		PRIORITY	1 - Immediate to Two Years
PROJECT #	3246STR3 - STRUCTURAL	STATUS	8/15/2024 DEFERRED

INSTALL GUARDRAIL TO BRIDGE RAIL CONNECTION

	QUANTITY	UNITS	TOTAL	SF COST
Install transition between each of the approach guardrails and the bridge guardrails per NDOT Maintenance & Inspection Report dated 10-11-2017. A copy of the report was provided to the CYC Superintendent. The transition piece shall meet AASHTO standards. This project or a portion thereof was previously recommended in the FCA report dated 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.	4	Each	$10,000.00	$ 4.00



3246 CALIENTE BRIDGE

		PRIORITY	1 - Immediate to Two Years
PROJECT #	3246STR4 - STRUCTURAL	STATUS	8/15/2024 DEFERRED

BRIDGE RAILING ATTACHMENT HARDWARE

	QUANTITY	UNITS	TOTAL	SF COST
Inspect and tighten all attachment hardware on the bridge guardrails. At many locations loose fasteners were detected per NDOT Maintenance & Inspection Report dated 10-11-2017. A copy of the report was provided to the CYC Superintendent. This project or a portion thereof was previously recommended in the FCA report dated 03/01/2017. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2024.	1	Package	$ 1,500.00	$ 1.00



3246 CALIENTE BRIDGE

		PRIORITY	1 - Immediate to Two Years
PROJECT #	3246STR5 - STRUCTURAL	STATUS	8/15/2024 NEW

BRIDGE GUARD RAIL REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
A vehicle impacted the south west approach guard rail which has damaged the shock absorbing components of the guard rail system. These safety elements should to be replaced as soon as possible to restore the guard rail shock absorbing capabilities.	1	Package	$20,000.00	$ 7.00



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4515 – WELL HOUSE **OCCUPIED**

FACILITY USAGE: UTILITY-PUMP HOUSE/SHED

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



STATISTICS

BUILT	**2023**
AGE	1 yrs
ACQUIRED	2023
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	176
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	37.618447 / -114.500213
REPLACEMENT COST	**$538,700.00**
COST PER SF	**$ 3,061.00**
FACILITY CONDITION INDEX	0.46

The Well House is a concrete masonry unit (CMU) block framed walls with a standing seam metal roof on a concrete slab on grade foundation. The well is used for irrigation while the domestic water needs are supplied by the municipality.

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
-	-	-
-	0	**$ 0.00**
3	1	**$ 2,500.00**
TOTALS	**1**	**$ 2,500.00**

4515 WELL HOUSE

		PRIORITY	3 - Four to Ten Years
PROJECT #	4515EXT1 - BUILDING EXTERIOR	STATUS	8/15/2024 NEW

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes are in good condition. Exterior maintenance is important to maintain the finish, weather resistance and appearance of the structure. This project provides funding to protect the exterior of the building, excluding the roof. Included are the costs of sanding, priming, painting and caulking of flashing, fixtures and all other penetrations. It is recommended the building be painted in the next 8 - 10 years. Building maintenance should be scheduled on a cyclical basis to maintain the integrity of the structure.	1	Package	$ 2,500.00	$ 14.00



APPENDICES

APPENDIX A – PROJECT IDENTIFICATION (ID) CATEGORIES

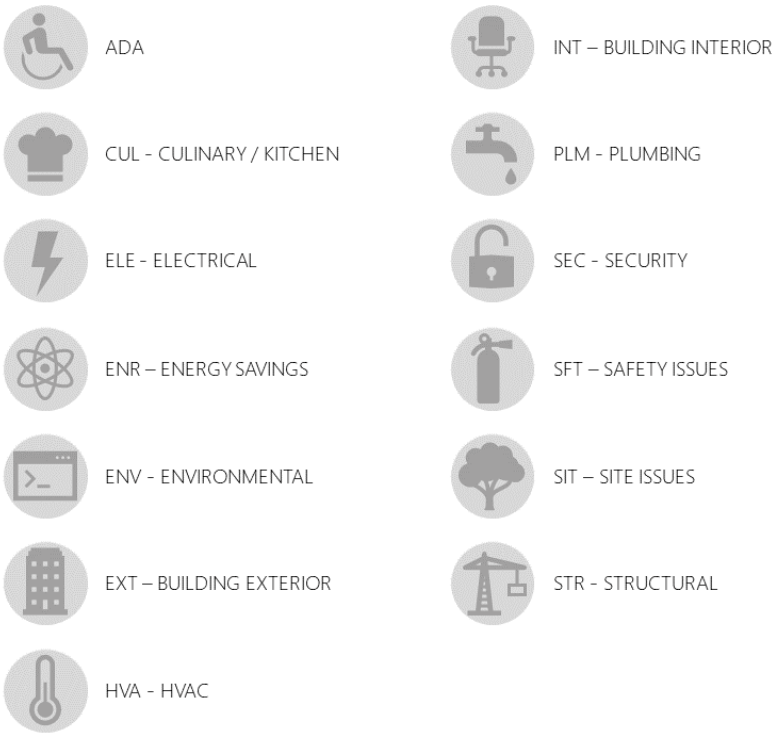
FIGURE 3 is a list of the current building management categories used. The Project ID contains the following:

<SITE #><BUILDING MANAGEMENT CATEGORY><ARBITRARY #>

Example: 9999ADA1 and 9999HVA2

BUILDING MANAGEMENT CATEGORIES

FIGURE 3.



APPENDIX B – MAINTENANCE PROJECTS AND COST ESTIMATES

DISCLAIMER

4. The actual overall project costs will vary from those reported after the final scope and budgets are developed.
5. This report provides estimated hard costs (construction) and excludes soft costs (project) such as consultant fees, permit fees, and FF&E (furniture, fixtures, equipment).
6. Materials and costs noted here may be affected by new methods of construction, agency projects, and individual projects, as well as pending and proposed Capital Improvement Projects (CIP).

MAINTENANCE PROJECTS

- Electrical
- Plumbing
- HVAC
- Painting or remodeling
- Flooring and asphalt
- Fire Alarm

EXCLUDED

- Furniture
- Program issues
- Space change
- Telecommunications
- Unidentified costs
- Window treatments
- Routine maintenance



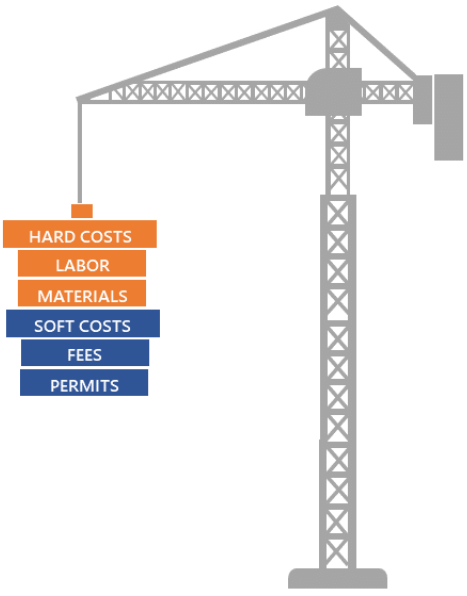
CURRENT CONSTRUCTION PROJECT COST ESTIMATES (Hard Costs)

Cost estimates are derived from:

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

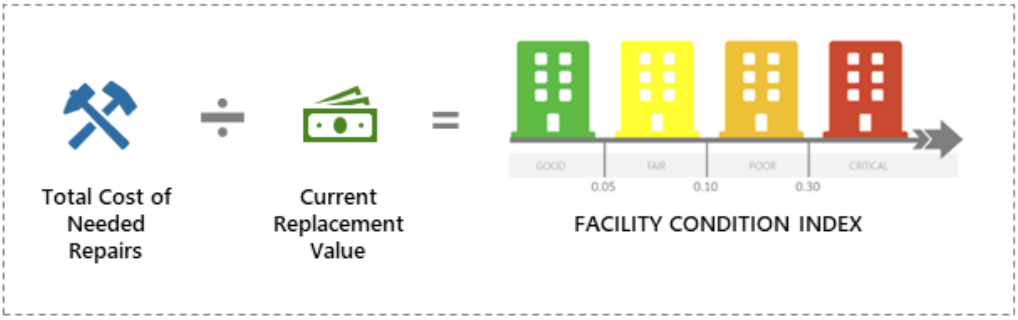
EXCLUDED – (Soft Costs)

- Project design costs, such as:
  - Project design fees
  - Construction management
  - Special testing and inspections
  - Inflation
  - Permit fees



APPENDIX C – FACILITY CONDITION INDEX

The calculation is the total cost of needed building repairs divided by the current cost of replacing the building (Wikipedia, n.d.).



Buildings with an index greater than .50 or 50% are recommended for complete replacement.

EXAMPLE – BUILDING NEEDS THE FOLLOWING REPAIRS:

Priority 1 Currently Critical – Immediate to Two Years		
ARC FLASH and ELECTRICAL COORDINATION STUDY		$20,000
DOMESTIC WATER BOILER REPLACEMENT		$316,700
FIRE ALARM SYSTEM UPGRADE		$403,700
SEISMIC GAS SHUT-OFF VALVE INSTALLATION		$6,300
	TOTAL	$746,700
Priority 2 Necessary – Not Yet Critical – Two to Four Years		
CULINARY REFRIGERATION REPLACEMENT		$800,000
HVAC EQUIPMENT REPLACEMENT		$545,800
RESTROOM & SHOWER UPGRADE		$605,100
	TOTAL	$1,950,900
Priority 3 Long Term Needs – Four to Ten Years		
EXTERIOR FINISHES		$50,000
INTERIOR FINISHES		$50,000
FLOORING REPLACEMENT		$150,000
TOTAL	$200,000	

GRAND TOTAL COST OF NEEDED REPAIRS	$2,897,600
DIVIDED BY	
CURRENT REPLACEMENT VALUE	$11,540,000
=	
0.25 POOR	

APPENDIX D – PROJECT PRIORITY CLASSIFICATIONS

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
1	Currently Critical	Immediate to 2

Projects in this category require immediate action to:

- Return a facility to normal operations
- Stop accelerated deterioration
- Address fire and life safety hazards
- Address an ADA requirement

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
2	Necessary – Not Yet Critical	2 to 4

Projects in this category require preemptive attention to avoid deterioration, downtime and increased costs.

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
3	Long Term Needs	4 to 10

Projects in this category include building systems (e.g., HVAC, electrical, life safety) with a life cycle to assist in future CIP funding, such as:

- Investment planning
- Functional improvements
- Lower priority

APPENDIX E – REFERENCES

Legislature, N. S. (2022). NRS 341.128. Retrieved from Leg.state.nv.us: https://www.leg.state.nv.us/nrs/nrs-341.html#NRS341Sec128

Wikipedia. (n.d.). Facility Condition Index (FCI). Retrieved 2022, from Wikipedia The Free Encyclopedia: https://en.wikipedia.org/wiki/Facility_condition_index

APPENDIX F – REPORT DISTRIBUTION

DIVISIONAL CONTACTS

DEPT	FIRST	LAST	TITLE	email
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HHS	ASHLEY	MOORE	FACILITY SUPERVISOR II	amoore@dcfs.nv.gov

CC'd: STATEWIDE CONTACTS

DEPT	DIV	TITLE
GFO	BUDGET	EXEC BR BGT OFF 1
DCNR	LANDS	DIV ADMIN
DCNR	LANDS	DEP DIV ADMIN
DCNR	LANDS	STATE LAND AGT 4
LEG	LCB	SR PGM ANLST
LEG	LCB	PRINC PGM ANLST
ADMIN	RISK MGT	DIV ADMIN
ADMIN	RISK MGT	INS / LOSS PREV SPEC
ADMIN	RISK MGT	PGM OFF 1
ADMIN	RISK MGT	MA 4
ADMIN	RISK MGT	SFTY SPEC CONSULT

APPENDIX G – FCA TEAM CONTACT INFORMATION

DISCLAIMER

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

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APPENDIX H – REVISION HISTORY

VERSION	DATE	AMMENDMENT
0	8/19/2024	Initial.