

State of Nevada
Department of Health & Human Services
Division of Child & Family Services

CALIENTE YOUTH CENTER SITE

500 Youth Center Drive
Caliente, Nevada 89008

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



Report distributed in March 2021

State of Nevada
Department of Health & Human Services
Division of Child & Family Services

The Facility Condition Analysis Program was created under the authority found in NRS 341.128. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

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

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

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

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

Class Definitions

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

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

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

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

PRIORITY CLASS 3 - (Four to Ten Years)

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

Site number: 9950

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
3075	CYC INDUSTRIAL ARTS STORAGE	416	2010	3/1/2017	\$0	\$10,400	\$0	\$10,400	\$10,400	100%
	500 Youth Center Drive									
2166	CYC GENERATOR BUILDING	300	1994	3/1/2017	\$0	\$19,150	\$0	\$19,150	\$37,500	51%
	500 Youth Center Drive									
0199	CYC MENTAL HEALTH BUILDING	1800	1994	3/1/2017	\$35,000	\$47,500	\$0	\$82,500	\$180,000	46%
	500 Youth Center Drive									
0292	CYC POOL HOUSE AND POOL	2000	1964	3/1/2017	\$81,500	\$77,000	\$0	\$158,500	\$400,000	40%
	500 Youth Center Drive									
0221	CYC MULTI-PURPOSE BUILDING	36630	1966	3/1/2017	\$284,020	\$3,552,164	\$0	\$3,836,184	\$10,073,250	38%
	500 Youth Center Drive									
2943	CYC RECREATIONAL CENTER	3060	2008	3/1/2017	\$46,120	\$62,700	\$94,480	\$203,300	\$612,000	33%
	500 Youth Center Drive									
0220	CYC EVALUATION/ INFIRMARY	1578	1962	3/1/2017	\$69,686	\$62,960	\$0	\$132,646	\$433,950	31%
	500 Youth Center Drive									
0218	CYC ADMINISTRATION	4185	1962	3/1/2017	\$29,500	\$271,100	\$41,850	\$342,450	\$1,171,800	29%
	500 Youth Center Drive									
2168	CYC MAINTENANCE BUILDING	6000	2000	3/1/2017	\$55,800	\$205,900	\$0	\$261,700	\$900,000	29%
	500 Youth Center Drive									
0290	CYC GARAGE/ STORAGE	2000	1977	3/1/2017	\$0	\$23,000	\$0	\$23,000	\$80,000	29%
	500 Youth Center Drive									
0219	CYC SCHOOL - OLD	11760	1962	3/1/2017	\$152,200	\$724,300	\$0	\$876,500	\$3,234,000	27%
	500 Youth Center Drive									
2001	CYC SCHOOL - NEW	22000	1994	3/1/2017	\$739,500	\$720,000	\$0	\$1,459,500	\$6,270,000	23%
	500 Youth Center Drive									
3074	CYC WORK CREW STORAGE	256	2010	3/1/2017	\$0	\$2,560	\$0	\$2,560	\$12,800	20%
	500 Youth Center Drive									
0211	CYC AURORA DORMITORY	4185	1962	3/1/2017	\$55,000	\$137,200	\$41,850	\$234,050	\$1,171,800	20%
	500 Youth Center Drive									
0212	CYC BEOVAWE DORMITORY	4185	1962	3/1/2017	\$53,500	\$137,200	\$41,850	\$232,550	\$1,171,800	20%
	500 Youth Center Drive									

Site number: 9950

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0213	CYC CURRIE DORMITORY	4185	1962	3/1/2017	\$53,500	\$137,200	\$41,850	\$232,550	\$1,171,800	20%
	500 Youth Center Drive									
0214	CYC HAMILTON DORMITORY	4185	1964	3/1/2017	\$58,185	\$121,200	\$41,850	\$221,235	\$1,171,800	19%
	500 Youth Center Drive									
0215	CYC JARBIDGE DORMITORY	4185	1964	3/1/2017	\$58,185	\$121,200	\$41,850	\$221,235	\$1,171,800	19%
	500 Youth Center Drive									
0216	CYC KIMBERLY DORMITORY	4592	1977	3/1/2017	\$52,000	\$127,340	\$45,920	\$225,260	\$1,285,760	18%
	500 Youth Center Drive									
0217	CYC LINCOLN DORMITORY	4592	1977	3/1/2017	\$52,000	\$124,340	\$45,920	\$222,260	\$1,285,760	17%
	500 Youth Center Drive									
3079	CYC BEOWAWE STORAGE SHED	96	2010	3/1/2017	\$0	\$960	\$0	\$960	\$9,600	10%
	500 Youth Center Drive									
3080	CYC AURORA STORAGE SHED	96	2010	3/1/2017	\$0	\$960	\$0	\$960	\$9,600	10%
	500 Youth Center Drive									
3078	CYC CURRIE STORAGE SHED	96	2010	3/1/2017	\$0	\$960	\$0	\$960	\$9,600	10%
	500 Youth Center Drive									
3077	CYC HAMILTON STORAGE SHED	96	2010	3/1/2017	\$0	\$960	\$0	\$960	\$9,600	10%
	500 Youth Center Drive									
3076	CYC JARBIDGE STORAGE SHED	96	2010	3/1/2017	\$0	\$960	\$0	\$960	\$9,600	10%
	500 Youth Center Drive									
3073	CYC GREENHOUSE STORAGE 2	80	0	3/1/2017	\$0	\$800	\$0	\$800	\$8,000	10%
	500 Youth Center Drive									
3072	CYC GREENHOUSE STORAGE 1	96	0	3/1/2017	\$0	\$960	\$0	\$960	\$9,600	10%
	500 Youth Center Drive									
0514	CYC RAMADA	968	1977	3/1/2017	\$2,500	\$0	\$0	\$2,500	\$29,040	9%
	500 Youth Center Drive									
3159	CYC GREEN HOUSE	1800	2012	3/1/2017	\$250	\$0	\$0	\$250	\$106,740	0%
	500 Youth Center Drive									
9950	CALIENTE YOUTH CENTER SITE		1962	3/1/2017	\$2,168,624	\$922,680	\$0	\$3,091,304		0%
	500 Youth Center Drive									
3246	CALIENTE BRIDGE	2800	2016						\$1,144,000	
	500 Youth Center Drive									

Site number: 9950

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
Report Totals.....:		128,318			\$4,047,070	\$7,613,654	\$437,420	\$12,098,144	\$33,191,600	36%

Acronyms List

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

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

Table of Contents

Building Name	Index #
CALIENTE YOUTH CENTER SITE	9950
CALIENTE BRIDGE	3246
CYC GREEN HOUSE	3159
CYC AURORA STORAGE SHED	3080
CYC BEOWAWE STORAGE SHED	3079
CYC CURRIE STORAGE SHED	3078
CYC HAMILTON STORAGE SHED	3077
CYC JARBIDGE STORAGE SHED	3076
CYC INDUSTRIAL ARTS STORAGE	3075
CYC WORK CREW STORAGE	3074
CYC GREENHOUSE STORAGE 2	3073
CYC GREENHOUSE STORAGE 1	3072
CYC RECREATIONAL CENTER	2943
CYC MAINTENANCE BUILDING	2168
CYC GENERATOR BUILDING	2166
CYC SCHOOL - NEW	2001
CYC RAMADA	0514
CYC POOL HOUSE AND POOL	0292
CYC GARAGE/ STORAGE	0290
CYC MULTI-PURPOSE BUILDING	0221
CYC EVALUATION/ INFIRMARY	0220
CYC SCHOOL - OLD	0219
CYC ADMINISTRATION	0218
CYC LINCOLN DORMITORY	0217
CYC KIMBERLY DORMITORY	0216
CYC JARBIDGE DORMITORY	0215
CYC HAMILTON DORMITORY	0214
CYC CURRIE DORMITORY	0213
CYC BEOWAWE DORMITORY	0212
CYC AURORA DORMITORY	0211
CYC MENTAL HEALTH BUILDING	0199

CALIENTE YOUTH CENTER SITE

SPWD Facility Condition Analysis - 9950

Survey Date: 3/1/2017

CALIENTE YOUTH CENTER SITE BUILDING REPORT

The Caliente Youth Center Site is located just north of the City of Caliente and the site encompasses about 35 acres with about 10 acres devoted to the buildings and their associated use. Water and sewer service is provided by the City of Caliente and electrical power is supplied by the Lincoln County Power District. There are large grassy areas for outdoor activities, two main paved parking areas with ADA accessible parking, a paved access road to the culinary and maintenance buildings and concrete sidewalks connecting the occupied buildings on site. There is a well that is used primarily for irrigation and can also provide domestic water in emergency situations.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$2,168,624****Currently Critical****Immediate to Two Years****ADA PATH OF TRAVEL UPGRADES****Project Index #: 9950ADA1****Construction Cost \$25,000**

The ADA provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the office are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the existing sidewalk. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2012 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. 750 square feet of concrete was used for this estimate. It is recommended that this project coincide with the paving project.

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

COMMUNICATIONS SYSTEM UPGRADE**Project Index #: 9950SFT2****Construction Cost \$2,143,624**

This facility is equipped with a communications system which has reached the end of its expected life. The telephone system has had numerous problems including a repeater that was destroyed in a windstorm in 2004. The emergency phones and intercom system have been inoperative since the early 1990's. The system provides paging and phone communications to classrooms and is an integral component of the notification and safety procedures for the classrooms. It is recommended that the entire communication systems be upgraded site wide.

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

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$922,680****Necessary - Not Yet Critical****Two to Four Years****CRACK FILL & SEAL ASPHALT PAVING****Project Index #: 9950SIT1****Construction Cost \$156,250**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads, parking areas and the maintenance yard. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 125,000 square feet of asphalt area was used to generate this estimate.

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

Project Index #: 9950ENR1
Construction Cost \$26,000

EXTERIOR SOLAR SITE LIGHTING INSTALLATION

There are two pole lights in the parking lot that have reached the end of their expected life and are not energy efficient. This project would provide for the installation of 4 solar powered LED exterior light fixtures, 20 foot tall poles and 30" diameter raised concrete bases. This installation will eliminate the need for trenching and electrical connections. It may be feasible to use the two existing poles and only change out the heads. The estimate should be adjusted accordingly. This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

Project Index #: 9950PLM1
Construction Cost \$100,000

REPLACE IRRIGATION WATER MAIN

The grounds are irrigated via galvanized piping from the well. The piping is original to the site and is increasingly failing resulting in flooding. The age and type of the pipe makes it difficult to repair or replace. This project recommends replacing the existing water main with a Schedule 40 PVC or similar material, and the installation of a back-flow device to protect the well from cross contamination.

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

Project Index #: 9950SEC1
Construction Cost \$640,430

SECURITY SYSTEM INSTALLATION

The site does not have a security system. This project recommends motion detection, door switches, access control and related items be installed and interfaced with the fire alarm.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$2,168,624
Priority Class 2:	\$922,680
Priority Class 3:	\$0
Grand Total:	\$3,091,304

CALIENTE BRIDGE

SPWD Facility Condition Analysis - 3246

Survey Date: 2/28/2018

CALIENTE BRIDGE

BUILDING REPORT

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.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$10,500****Currently Critical****Immediate to Two Years****BRIDGE RAILING ATTACHMENT HARDWARE****Project Index #: 3246STR4****Construction Cost \$300**

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.

INSTALL GUARDRAIL TO BRIDGE RAIL CONNECTION**Project Index #: 3246STR3****Construction Cost \$10,000**

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.

REPLACE / TIGHTEN ANCHOR BOLT IN BEARING ASSEMBLIES**Project Index #: 3246STR2****Construction Cost \$100**

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.

REPLACE/TIGHTEN BOLTS IN STEEL CONNECTIONS**Project Index #: 3246STR1****Construction Cost \$100**

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.

BUILDING INFORMATION:

Gross Area (square feet): 2,800	IBC Occupancy Type 1: 0 %
Year Constructed: 2016	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 0 %	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type:
Number of Levels (Floors): 0	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$10,500	Project Construction Cost per Square Foot:	\$3.75
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$1,144,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$409
Grand Total:	\$10,500	FCNI:	1%

CYC GREEN HOUSE

SPWD Facility Condition Analysis - 3159

Survey Date: 3/1/2017

CYC GREEN HOUSE**BUILDING REPORT**

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.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$250****Currently Critical****Immediate to Two Years****Project Index #: 3159ELE1****ELECTRICAL MAINTENANCE****Construction Cost \$250**

The building has at least one electrical panel which is missing the panel cover. This project would provide for the inspection of all electrical devices to repair and/or replacement of missing or damaged panel and device covers.

BUILDING INFORMATION:

Gross Area (square feet): 1,800	IBC Occupancy Type 1: 0 %
Year Constructed: 2012	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 0 %	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 0	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$250	Project Construction Cost per Square Foot: \$0.14
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$107,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$59
Grand Total: \$250	FCNI: 0%

CYC AURORA STORAGE SHED

SPWD Facility Condition Analysis - 3080

Survey Date: 3/1/2017

CYC AURORA STORAGE SHED BUILDING REPORT

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

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$960****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3080EXT1****Construction Cost \$960****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

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

BUILDING INFORMATION:

Gross Area (square feet): 96	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 2010	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Portable Wood Building
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$960	Total Facility Replacement Construction Cost:	\$10,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$960	FCNI:	10%

CYC BEOWAWE STORAGE SHED

SPWD Facility Condition Analysis - 3079

Survey Date: 3/1/2017

CYC BEOWAWE STORAGE SHED**BUILDING REPORT**

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

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$960****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3079EXT1****Construction Cost \$960****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

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

BUILDING INFORMATION:

Gross Area (square feet): 96	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 2010	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Portable Wood Building
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$960	Total Facility Replacement Construction Cost:	\$10,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$960	FCNI:	10%

CYC CURRIE STORAGE SHED

SPWD Facility Condition Analysis - 3078

Survey Date: 3/1/2017

CYC CURRIE STORAGE SHED BUILDING REPORT

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

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$960****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3078EXT1****Construction Cost \$960****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

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

BUILDING INFORMATION:

Gross Area (square feet): 96	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 2010	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Portable Wood Building
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$960	Total Facility Replacement Construction Cost:	\$10,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$960	FCNI:	10%

CYC HAMILTON STORAGE SHED

SPWD Facility Condition Analysis - 3077

Survey Date: 3/1/2017

CYC HAMILTON STORAGE SHED**BUILDING REPORT**

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

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$960****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3077EXT1****Construction Cost \$960****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

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

BUILDING INFORMATION:

Gross Area (square feet): 96	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 2010	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Portable Wood Building
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$960	Total Facility Replacement Construction Cost:	\$10,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$960	FCNI:	10%

CYC JARBIDGE STORAGE SHED

SPWD Facility Condition Analysis - 3076

Survey Date: 3/1/2017

CYC JARBIDGE STORAGE SHED BUILDING REPORT

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

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$960****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3076EXT1****Construction Cost \$960****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

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

BUILDING INFORMATION:

Gross Area (square feet): 96	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 2010	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Portable Wood Building
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$960	Total Facility Replacement Construction Cost:	\$10,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$960	FCNI:	10%

CYC INDUSTRIAL ARTS STORAGE

SPWD Facility Condition Analysis - 3075

Survey Date: 3/1/2017

CYC INDUSTRIAL ARTS STORAGE BUILDING REPORT

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

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$10,400****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3075EXT1****EXTERIOR FINISHES****Construction Cost \$4,160**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

Project Index #: 3075EXT2**ROOF REPLACEMENT****Construction Cost \$6,240**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition shingle roof and new underlayment. This estimate includes removal and disposal of the old roof.

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

BUILDING INFORMATION:

Gross Area (square feet): 416	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 2010	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framing
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$25.00
Priority Class 2:	\$10,400	Total Facility Replacement Construction Cost:	\$10,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$10,400	FCNI:	104%

CYC WORK CREW STORAGE

SPWD Facility Condition Analysis - 3074

Survey Date: 3/1/2017

CYC WORK CREW STORAGE BUILDING REPORT

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

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,560****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3074EXT1****Construction Cost \$2,560****EXTERIOR FINISHES**

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.

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

BUILDING INFORMATION:

Gross Area (square feet): 256	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 2010	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted CMU	Construction Type: Concrete Masonry Units & Wood
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 0	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$2,560	Total Facility Replacement Construction Cost:	\$13,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$2,560	FCNI:	20%

CYC GREENHOUSE STORAGE 2

SPWD Facility Condition Analysis - 3073

Survey Date: 3/1/2017

CYC GREENHOUSE STORAGE 2**BUILDING REPORT**

The CYC Greenhouse Storage 2 is a prefabricated wood shed with plywood walls and a wood floor. It is located adjacent to the greenhouse.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$800****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3073EXT1****Construction Cost \$800****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

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

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$800	Total Facility Replacement Construction Cost:	\$8,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$800	FCNI:	10%

CYC GREENHOUSE STORAGE 1

SPWD Facility Condition Analysis - 3072

Survey Date: 3/1/2017

CYC GREENHOUSE STORAGE 1**BUILDING REPORT**

The CYC Greenhouse Storage 1 is a prefabricated wood shed with plywood walls and a wood floor. It is located adjacent to the greenhouse.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$960****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3072EXT1****Construction Cost \$960****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

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

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$10.00
Priority Class 2: \$960	Total Facility Replacement Construction Cost: \$10,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$100
Grand Total: \$960	FCNI: 10%

CYC RECREATIONAL CENTER

SPWD Facility Condition Analysis - 2943

Survey Date: 3/1/2017

**CYC RECREATIONAL CENTER
BUILDING REPORT**

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

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$46,120****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 2943ADA1****Construction Cost \$40,000**

The building does not have an accessible restroom. The existing restroom does not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms per ADA regulations. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 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.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 2943SFT1****Construction Cost \$6,120**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC 2012 Chapter 10 was referenced for this project.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$62,700****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 2943EXT1****Construction Cost \$30,600**

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.

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

INTERIOR FINISHES**Project Index #: 2943INT1****Construction Cost \$30,600**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

OCCUPANCY SENSOR INSTALLATION**Project Index #: 2943ENR1****Construction Cost \$500**

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

Project Index #: 2943PLM1
Construction Cost \$1,000

WATER HEATER REPLACEMENT

There is a 20 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$94,480**
Long-Term Needs **Four to Ten Years**

Project Index #: 2943HVA1
Construction Cost \$40,000

HVAC EQUIPMENT REPLACEMENT

There are 2 packaged HVAC units that are original to the building and should be scheduled for replacement. They are not energy efficient and have reached the end of their expected and useful life. 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.

Project Index #: 2943ENR2
Construction Cost \$24,480

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

Project Index #: 2943EXT2
Construction Cost \$30,000

WINDOW REPLACEMENT

The windows are original, double pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 20 units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$46,120	Project Construction Cost per Square Foot: \$66.44
Priority Class 2: \$62,700	Total Facility Replacement Construction Cost: \$612,000
Priority Class 3: \$94,480	Facility Replacement Cost per Square Foot: \$200
Grand Total: \$203,300	FCNI: 33%

CYC MAINTENANCE BUILDING

SPWD Facility Condition Analysis - 2168

Survey Date: 3/1/2017

CYC MAINTENANCE BUILDING BUILDING REPORT

The CYC Maintenance Building is an insulated engineered steel structure on a concrete slab-on-grade foundation. It has a storage area as well as vehicle bays with overhead coiling doors which provides indoor space for maintenance and servicing of equipment. The building has two small ceiling mounted heating units.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$55,800****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 2168ADA1****Construction Cost \$25,000**

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 2012 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.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 2168SFT1****Construction Cost \$6,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC 2012 Chapter 10 was referenced for this project.

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

FIRE ALARM SYSTEM INSTALLATION**Project Index #: 2168SFT2****Construction Cost \$24,000**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2009 Section 7 and the 2012 International Fire Code.

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

OSHA COMPLIANT LADDER**Project Index #: 2168SFT4****Construction Cost \$800**

The ladder in the building was constructed in-house and does not comply with OSHA guidelines. This project recommends an OSHA compliant ladder per OSHA 1926.1053 for the interior of the building.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$205,900****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 2168EXT1****Construction Cost \$60,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

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

HVAC EQUIPMENT UPGRADE

Project Index #: 2168ENR2

Construction Cost \$35,000

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

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

INTERIOR FINISHES

Project Index #: 2168INT1

Construction Cost \$60,000

The interior finishes are in fair condition. About one quarter of the interior has finished gypsum board walls. It is recommended that the interior finished walls be painted at least once in the next 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.

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

JANITORS CLOSET REPAIRS

Project Index #: 2168INT2

Construction Cost \$1,400

The mop sink in the Janitors Closet is mounted adjacent to gypsum board and is showing signs of water damage. This project would provide FRP to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.

LIGHTING UPGRADE

Project Index #: 2168ENR3

Construction Cost \$48,000

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

WINDOW REPLACEMENT

Project Index #: 2168ENR1

Construction Cost \$1,500

The windows are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 2 units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$55,800	Project Construction Cost per Square Foot: \$43.62
Priority Class 2: \$205,900	Total Facility Replacement Construction Cost: \$900,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$150
Grand Total: \$261,700	FCNI: 29%

CYC GENERATOR BUILDING

SPWD Facility Condition Analysis - 2166

Survey Date: 3/1/2017

**CYC GENERATOR BUILDING
BUILDING REPORT**

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. It has a 900 KVA diesel powered generator inside along with automatic switch gear which will power the entire facility in the event of a power outage. The main switchgear for the site is located adjacent to the building.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$19,150****Necessary - Not Yet Critical****Two to Four Years****ELECTRICAL PANEL UNUSED OPENINGS****Project Index #: 2166ELE2****Construction Cost \$250**

The wiring in the electrical panel has missing breakers and needs to have blanks installed at the unused openings. Per NEC 408.7 Unused Openings. Unused openings for circuit breakers and switches shall be closed using identified closures, or other approved means that provide protection substantially equivalent to the wall of the enclosure. Unused openings create a safety issue during repairs or upgrades. This project would provide for blanks to be installed where the missing breakers are located.

EXTERIOR DOOR REPLACEMENT**Project Index #: 2166EXT2****Construction Cost \$3,000**

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

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

EXTERIOR FINISHES**Project Index #: 2166EXT1****Construction Cost \$3,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the 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.

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

EXTERIOR LANDING INSTALLATION**Project Index #: 2166SFT1****Construction Cost \$5,000**

There are two out-swinging exterior doors on the building. These doors swing out over a step that does not have a landing. This does not comply with 2012 IBC Section 1008.1 which requires a proper landing and for the landing to not be more than 1/2" below the threshold. This project would provide for the installation of compliant landings.

GFCI OUTLETS**Project Index #: 2166ELE1****Construction Cost \$400**

The existing receptacle on the outside of the building is a standard duplex receptacle. The 2011 NEC 210.8 requires these locations to have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles.

Project Index #: 2166INT1
Construction Cost \$3,000

INTERIOR FINISHES

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

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

Project Index #: 2166EXT3
Construction Cost \$4,500

ROOF REPLACEMENT

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1994. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$63.83
Priority Class 2: \$19,150	Total Facility Replacement Construction Cost: \$38,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$125
Grand Total: \$19,150	FCNI: 50%

CYC SCHOOL - NEW

SPWD Facility Condition Analysis - 2001

Survey Date: 3/1/2017

CYC SCHOOL - NEW

BUILDING REPORT

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. 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.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$739,500****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 2001ADA4****Construction Cost \$40,000**

The building does not have an accessible restroom. The existing restroom does not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms per ADA regulations. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 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.

ADA SIGNAGE**Project Index #: 2001ADA1****Construction Cost \$2,500**

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.

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

ADA UPGRADES**Project Index #: 2001ADA2****Construction Cost \$10,000**

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 - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADAAG were used as references for this project.

BREAK ROOM REMODEL**Project Index #: 2001ADA3****Construction Cost \$15,000**

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 - 2012, 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.

EXIT SIGN AND EGRESS LIGHTING INSTALLATION

Project Index #: 2001SFT4
Construction Cost \$110,000

The building does not have emergency lighting and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC 2012 Chapter 10 was referenced for this project.

FIRE SUPPRESSION OBSTRUCTION INVESTIGATION

Project Index #: 2001SFT2
Construction Cost \$9,000

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

HVAC EQUIPMENT REPLACEMENT

Project Index #: 2001HVA2
Construction Cost \$550,000

The HVAC roof top units were installed in 1994. They are not energy efficient and have reached the end of their expected and useful life. 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 equipment and all required connections to utilities.

PANIC HARDWARE IN ELECTRICAL ROOMS

Project Index #: 2001SFT3
Construction Cost \$3,000

The electrical room with the uninterruptable power supply contains equipment that meets or exceeds 1,200 amps. It is recommended per the 2012 IBC 1008.1.10 that panic and fire exit hardware be installed. This equipment was not required at the time the building was built in 1994, but is suggested in this report as an increased safety measure. It is recommended that this project be completed within 1-2 years. The estimate is based on one door that requires panic hardware.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$720,000

Necessary - Not Yet Critical Two to Four Years

AIR CONDITIONER INSTALLATION

Project Index #: 2001HVA3
Construction Cost \$5,000

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

EXHAUST FAN REPLACEMENT

Project Index #: 2001HVA4
Construction Cost \$6,000

Many of the exhaust fans in the restrooms areas were inoperative and/or damaged at the time of the survey. Due to building code requirements, this project would provide funding for the purchase and installation of high volume commercial exhaust fans.

EXTERIOR DOOR REPLACEMENT

Project Index #: 2001EXT4
Construction Cost \$24,000

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.

EXTERIOR FINISHES

Project Index #: 2001EXT1
Construction Cost \$220,000

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. Repairs to the damaged EIFS on the south side of the building should be completed as soon as possible to prevent further damage to the structure. It is recommended that the building be painted and repaired in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

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

EXTERIOR LANDING INSTALLATION

Project Index #: 2001SFT1
Construction Cost \$10,000

There are two out-swinging exterior doors on the building. These doors swing out over a step that does not have a landing. This does not comply with 2012 IBC Section 1008.1 which requires a proper landing and for the landing to not be more than 1/2" below the threshold. This project would provide for the installation of compliant landings.

INTERIOR FINISHES

Project Index #: 2001INT2
Construction Cost \$220,000

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002 and 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

LIGHTING UPGRADE

Project Index #: 2001ENR1
Construction Cost \$176,000

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

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

OVERHEAD DOOR REPLACEMENT

Project Index #: 2001EXT3
Construction Cost \$7,000

There is an 8'x8' overhead coiling door on the building which is damaged and does not function properly. It is original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling door and replacement with a new manually operated overhead coiling door. Removal and disposal of the existing door is included in this estimate.

SINK INSTALLATION

Project Index #: 2001INT3
Construction Cost \$10,000

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.

SITE DRAINAGE UPGRADES

Project Index #: 2001SIT1
Construction Cost \$25,000

The grade does not slope away effectively from the buildings. Water has pooled against the foundation. In the winter months, as the water freezes against the foundation, over time, this can cause damage to the foundation. It is recommended per IBC 1804.3 Site Grading the ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. This project would create a 5% slope away from the buildings. Additional drainage swales shall be installed, as needed. It is recommended that the grading be completed within 2-3 years.

Project Index #: 2001PLM1
Construction Cost \$5,000

WATER HEATER REPLACEMENT

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.

Project Index #: 2001EXT5
Construction Cost \$12,000

WINDOW REPLACEMENT

The windows are original, double pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 8 units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$739,500	Project Construction Cost per Square Foot: \$66.34
Priority Class 2: \$720,000	Total Facility Replacement Construction Cost: \$6,270,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$285
Grand Total: \$1,459,500	FCNI: 23%

CYC RAMADA

SPWD Facility Condition Analysis - 0514

Survey Date: 3/1/2017

CYC RAMADA BUILDING REPORT

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

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$2,500****Currently Critical****Immediate to Two Years****Project Index #: 0514EXT2****Construction Cost \$2,500****DEMOLISH STRUCTURE**

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

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

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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

CYC POOL HOUSE AND POOL

SPWD Facility Condition Analysis - 0292

Survey Date: 3/1/2017

**CYC POOL HOUSE AND POOL
BUILDING REPORT**

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

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$81,500****Currently Critical****Immediate to Two Years****DUAL LEVEL DRINKING FOUNTAIN INSTALLATION****Project Index #: 0292ADA2****Construction Cost \$2,000**

This building contains a water fountain that is not ADA compliant. The 2012 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.

HAZARDOUS COMMUNICATION PROGRAM**Project Index #: 0292SFT4****Construction Cost \$2,000**

Due to the storage of hazardous materials, this site shall comply with IFC 2012 Chapter 4 Emergency Planning and Preparedness, and have a written Hazardous Materials Management Plan, including but not limited to, Section 5003 Safety Data Sheets, Section 406 Employee Training and Response Procedures and Section 407 Hazard Communication. Chapter 50 Section 5001 will provide additional assistance in devising and implementing a hazardous communication program.

HAZARDOUS MATERIALS STORAGE**Project Index #: 0292SFT3****Construction Cost \$30,000**

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 2012, to include Section 105 permits and inspections through the State Fire Marshal's Office and the State Public Works Division.

RESTROOM REMODEL**Project Index #: 0292ADA1****Construction Cost \$40,000**

The showers and restroom facilities are damaged from wear and tear, not operational and do not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for remodeling the restrooms and constructing an accessible shower and restroom. These items may include a new shower stall, sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC 2012, 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 04/09/2002 and 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

SAFETY CABINETS**Project Index #: 0292SFT2****Construction Cost \$5,000**

The building contains pool chemicals and other hazardous products located on open shelves and on the floor. This does not meet OSHA standards or IFC for hazardous materials containment. This project would provide a self-closing hazardous storage container in the building and install placards on the building's exterior in accordance with OSHA 1910.106 (d) and IFC Chapter 57 Section 5704.3.2.1.3.

WATER HEATER REPLACEMENT

Project Index #: 0292PLM3

Construction Cost \$2,500

There is a 75 gallon propane water heater in the building. The average lifespan of a water heater is eight to ten years. It is recommended that a new propane water heater, seismic straps, braided steel hose, expansion tank, ball valves, new flex gas line and pan 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 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$77,000

Necessary - Not Yet Critical

Two to Four Years

EXTERIOR DOOR REPLACEMENT

Project Index #: 0292EXT4

Construction Cost \$3,000

The exterior metal doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the 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.

EXTERIOR FINISHES

Project Index #: 0292EXT2

Construction Cost \$20,000

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

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

FLUE REPLACEMENT

Project Index #: 0292SFT1

Construction Cost \$4,000

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.

INTERIOR FINISHES

Project Index #: 0292INT1

Construction Cost \$20,000

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002 and 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

LIGHTING UPGRADE

Project Index #: 0292ENR1

Construction Cost \$16,000

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

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

Project Index #: 0292PLM4
Construction Cost \$14,000

POOL EQUIPMENT REPLACEMENT

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 would also provide for a chemical treatment program to include an updated chemical control system, service and employee training to be provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost. For budgeting purposes, a \$12,000 fee is suggested.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$81,500	Project Construction Cost per Square Foot: \$79.25
Priority Class 2: \$77,000	Total Facility Replacement Construction Cost: \$400,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$200
Grand Total: \$158,500	FCNI: 40%

CYC GARAGE/ STORAGE

SPWD Facility Condition Analysis - 0290

Survey Date: 3/1/2017

CYC GARAGE/ STORAGE BUILDING REPORT

The CYC Garage/ Storage is an 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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$23,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0290EXT2****EXTERIOR DOOR REPLACEMENT****Construction Cost \$3,000**

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

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

Project Index #: 0290EXT1**EXTERIOR FINISHES****Construction Cost \$20,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

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

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$11.50
Priority Class 2:	\$23,000	Total Facility Replacement Construction Cost:	\$80,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$40
Grand Total:	\$23,000	FCNI:	29%

CYC MULTI-PURPOSE BUILDING

SPWD Facility Condition Analysis - 0221

Survey Date: 3/1/2017

**CYC MULTI-PURPOSE BUILDING
BUILDING REPORT**

The CYC Multi-Purpose building is a concrete masonry unit, steel and wood framed structure with a single-ply roofing system and has a concrete slab-on-grade foundation. The roofing system was replaced in 2017. 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.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$284,020****Currently Critical****Immediate to Two Years****ADA ACCESSIBILITY IMPROVEMENTS****Project Index #: 0221ADA5****Construction Cost \$100,000**

The existing building is in need of an ADA accessibility upgrade. This project would provide for new lever action door hardware throughout, modifications to dining and serving tables and counters in the culinary and dining areas and modifications to the existing Men's and Women's restrooms which are used by the public during special events. The locker rooms in the Gym are also included in this estimate. NRS 338.180, IBC - 2012, 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

ADA SIGNAGE**Project Index #: 0221ADA3****Construction Cost \$8,000**

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 - 2012, 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 04/09/2002 and 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

ADA UPGRADES - STAGE**Project Index #: 0221ADA4****Construction Cost \$7,500**

The auditorium is lacking an accessible path to the stage. The stage is required to have an accessible path to it per the ADA regulations. This project would provide for an accessible ramp or powered lift to access the stage. NRS 338.180, IBC - 2012, 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

ANCHOR SHELVES**Project Index #: 0221SFT4****Construction Cost \$10,000**

OSHA recommends that the bottom of all columns be furnished with column base plates, and be anchored to the floor with anchor bolts capable of resisting the forces caused by the loads on the shelving unit. Per OSHA standard 1926.250(a)(1) All materials stored in tiers shall be stacked, racked, blocked, interlocked, or otherwise secured to prevent sliding, falling or collapse. This project would provide for a licensed contractor to install anchor bolts and properly secure the shelving units to the floor and to the other shelves. This project should be overseen by a license engineer or architect.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Project Index #: 0221ADA6

Construction Cost \$2,000

This building contains a water fountain that is not ADA compliant. The 2012 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.

FIRE ALARM SYSTEM UPGRADE

Project Index #: 0221SFT3

Construction Cost \$146,520

This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

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

WATER HEATER REPLACEMENT

Project Index #: 0221PLM4

Construction Cost \$10,000

There are two 120 gallon electric water heaters in the building. The average lifespan of a water heater is eight to ten years. It is recommended that 2 new electric water heaters, seismic straps, braided steel hose, expansion tanks, ball valves and pans be installed within a year. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$3,552,164

Necessary - Not Yet Critical

Two to Four Years

CULINARY EQUIPMENT REPLACEMENT

Project Index #: 0221CUL2

Construction Cost \$150,000

The kitchen equipment is original to the building and has reached the end of its useful life. It is recommended that the equipment be scheduled for replacement in the next 2-3 years, including the ovens and hoods, grills, sinks and dishwashers. This project provides for the removal and disposal of the existing equipment and replacement with new equipment.

EXTERIOR FINISHES

Project Index #: 0221EXT1

Construction Cost \$366,300

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the stucco and concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

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

FLOORING REPLACEMENT

Project Index #: 0221INT2

Construction Cost \$200,000

The VCT and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 2-3 years. The gymnasium and concrete floors are excluded from the square footage.

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

HVAC SYSTEM UPGRADE

Project Index #: 0221HVA1

Construction Cost \$2,143,624

The HVAC system consists of many roof mounted packaged units, boilers and evaporative coolers. They are not energy efficient and have reached the end of their expected and useful life. The air handlers are troublesome and require constant maintenance to remain in working condition. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles and any new ducting and associated work. The new system should be designed by a mechanical engineer who will determine the most economical and efficient way to upgrade the existing building. This project includes removal and disposal of the existing HVAC units and all required connections to utilities. This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002 and 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

ICE MACHINE REPLACEMENT

Project Index #: 0221CUL1

Construction Cost \$4,500

There is an ice machine in the dining room. This unit is showing signs of wear including extensive leaks which are ruining the flooring and should be scheduled for replacement in the next 2-3 years. It is recommended that a new ice machine be purchased and installed. Removal and disposal of the existing machine is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

INTERIOR FINISHES

Project Index #: 0221INT1

Construction Cost \$366,300

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002 and 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

JANITORS CLOSET REPAIRS

Project Index #: 0221INT3

Construction Cost \$1,400

The mop sink in the Janitors Closet is mounted adjacent to gypsum board and is showing signs of water damage. This project would provide FRP to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.

LIGHTING UPGRADE

Project Index #: 0221ENR2

Construction Cost \$293,040

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

WATER TREATMENT SYSTEM INSTALLATION

Project Index #: 0221PLM3

Construction Cost \$25,000

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

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

Project Index #: 0221ELE1
Construction Cost \$2,000

WIRING CLEANUP

The building has wiring that is disorganized and not in proper electrical boxes, particularly in the near the stage area. This creates a safety issue during repairs or upgrades. This project would provide for organization, proper labeling and for the wiring to be placed in electrical boxes per NEC 2011.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$284,020	Project Construction Cost per Square Foot: \$104.73
Priority Class 2: \$3,552,164	Total Facility Replacement Construction Cost: \$10,073,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$275
Grand Total: \$3,836,184	FCNI: 38%

CYC EVALUATION/ INFIRMARY

SPWD Facility Condition Analysis - 0220

Survey Date: 3/1/2017

CYC EVALUATION/ INFIRMARY BUILDING REPORT

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 2017. The facility contains offices, exam rooms, a waiting area and mechanical room.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$69,686****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 0220ADA1****Construction Cost \$40,000**

The building does not have an accessible restroom. The existing restroom does not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms per ADA regulations. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 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 and 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

ADA SIGNAGE**Project Index #: 0220ADA3****Construction Cost \$1,500**

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.

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

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**Project Index #: 0220ADA4****Construction Cost \$4,000**

This building contains water fountains on each floor that are not ADA compliant. The 2012 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 four drinking fountains to meet the ADA requirements, two on each floor.

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

FIRE ALARM SYSTEM UPGRADE**Project Index #: 0220SFT2****Construction Cost \$6,312**

This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

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

INSTALL LEVER ACTION DOOR HARDWARE

Project Index #: 0220ADA5

Construction Cost \$5,250

The existing door handles are round knob type and are not ADA compliant. This project would provide for the installation of new lever action door hardware on all doors in the facility. This estimate is for 15 units. NRS 338.180, IBC - 2012, 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

LIGHTING UPGRADE

Project Index #: 0220ENR4

Construction Cost \$12,624

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$62,960

Necessary - Not Yet Critical

Two to Four Years

EXTERIOR FINISHES

Project Index #: 0220EXT1

Construction Cost \$15,780

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

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

HVAC EQUIPMENT REPAIRS

Project Index #: 0220HVA1

Construction Cost \$6,000

There are two HVAC split systems that were installed in 2015. Both of the systems have ductwork, line sets, A/C condenser and heaters installed improperly. This project would provide for the proper installation of both HVAC split systems. This project includes removal and installation of the existing equipment and all required connections to utilities.

INTERIOR FINISHES

Project Index #: 0220INT2

Construction Cost \$15,780

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002 and 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

JANITORS CLOSET REPAIRS

Project Index #: 0220INT3

Construction Cost \$1,400

The mop sink in the Janitors Closet is mounted adjacent to gypsum board and is showing signs of water damage. This project would provide FRP to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.

WATER HEATER REPLACEMENT

Project Index #: 0220PLM1

Construction Cost \$7,500

There are 3 on-demand propane-fired water heaters on the roof of the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that 3 new on-demand propane-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 0220ENR3

Construction Cost \$16,500

WINDOW REPLACEMENT

The windows are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 11 units. Removal and disposal of the existing windows is included in this estimate.

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

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$69,686	Project Construction Cost per Square Foot: \$84.06
Priority Class 2: \$62,960	Total Facility Replacement Construction Cost: \$434,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$275
Grand Total: \$132,646	FCNI: 31%

CYC SCHOOL - OLD

SPWD Facility Condition Analysis - 0219

Survey Date: 3/1/2017

CYC SCHOOL - OLD**BUILDING REPORT**

The CYC School - Old is a concrete masonry unit and wood framed structure with a single-ply roofing system on a concrete slab-on-grade foundation. It contains a library, classrooms with individual restrooms, storage areas, a culinary/ kitchen classroom and offices. There are 5 roof mounted packaged HVAC units and an evaporative cooler which provides heating and cooling. The building is equipped with a fire alarm system.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$152,200****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE COUNTER****Project Index #: 0219ADA5****Construction Cost \$4,000**

The ADA provides for accessibility to sites and services for people with physical limitations. The entrance of the building has a service counter for the public to approach which does not meet current requirements. Section 904.4 of the ADA Standards for Accessible Design states that a portion of the counter surface that is 36" long minimum and 36" high maximum above the finish floor shall be provided. This project will provide an accessible counter space in accordance with this requirement. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a references for this project.

ADA RESTROOM UPGRADE**Project Index #: 0219ADA1****Construction Cost \$40,000**

The building does not have an accessible restroom. The existing restroom does not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms per ADA regulations. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 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 and 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

ADA SIGNAGE**Project Index #: 0219ADA4****Construction Cost \$5,000**

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. The 2012 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 and 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**Project Index #: 0219ADA2****Construction Cost \$4,000**

This building contains a water fountain. The 2012 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 and 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

EXIT SIGN AND EGRESS LIGHTING UPGRADE

Project Index #: 0219SFT4
Construction Cost \$11,760

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC 2012 Chapter 10 was referenced for this project.

FIRE ALARM SYSTEM UPGRADE

Project Index #: 0219SFT3
Construction Cost \$47,040

This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. The current system is problematic and the duct detectors were rendered inoperative in a previous remodel. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

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

NONABSORBENT FINISHES

Project Index #: 0219ENV1
Construction Cost \$27,000

2012 IBC Section 1210 requires the installation of smooth, hard, nonabsorbent surfaces in the following restroom areas: on floors in toilet and bathing rooms that extend upward onto the walls at least 6 inches, within 2 feet of the sides of urinals and water closets to a height of 4 feet above the floor and in shower compartments to a height not less than 70 inches above the drain inlet. This project recommends the installation of FRP or an equal material in all 8 restroom facilities to comply with this code section.

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

PANIC HARDWARE IN ELECTRICAL ROOMS

Project Index #: 0219ELE3
Construction Cost \$3,000

The electrical room with the uninterruptable power supply contains equipment that meets or exceeds 1,200 amps. It is recommended per the 2012 IBC 1008.1.10 that panic and fire exit hardware be installed. This equipment was not required when the building was constructed in 1962. When a remodel occurs, it is suggested to comply with current code. It is recommended that this project be completed within 1-2 years. The estimate is based on one door that requires panic hardware.

PROVIDE CLEARANCE AT ELECTRICAL PANELS

Project Index #: 0219ELE1
Construction Cost \$400

There are electrical panels in the building which do not have proper clear floor space around them. The 2012 IFC Section 605.3 states that, "A working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space." This project would provide funds to relocate the stored materials blocking the working space.

WATER HEATER REPLACEMENT

Project Index #: 0219PLM2
Construction Cost \$10,000

There is a 300 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 year. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$724,300****Necessary - Not Yet Critical****Two to Four Years****ELECTRICAL UPGRADE****Project Index #: 0219ELE2****Construction Cost \$294,000**

This building was constructed before the high demand for electrical services were needed. As time has progressed, the building's electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit and they do not comply with NEC 2011. It is recommended to have the entire system upgraded to meet the current standards.

EXTERIOR ENERGY RETROFIT**Project Index #: 0219ENR2****Construction Cost \$192,600**

The building is constructed of CMU with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient. This project recommends adding an EIFS over the CMU and replacing the windows with new dual-pane, safety glazed windows. This estimate includes removal and disposal of the existing windows. The estimate is based on \$10.00 per square foot for the EIFS plus \$1500.00 per window for 50 windows.

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

EXTERIOR FINISHES**Project Index #: 0219EXT1****Construction Cost \$117,600**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. Also included is repairing and painting the wood fascia as needed. It is recommended that the building be painted and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

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

INTERIOR FINISHES**Project Index #: 0219INT3****Construction Cost \$117,600**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

PLUMBING VALVE REPLACEMENTS**Project Index #: 0219PLM1****Construction Cost \$2,500**

The majority of the plumbing isolation valves are gate valves that are original to the building. Most of these valves no longer completely stop water when closed. This project would provide for replacing the valves with new ball valves. This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002 and 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$152,200	Project Construction Cost per Square Foot:	\$74.53
Priority Class 2:	\$724,300	Total Facility Replacement Construction Cost:	\$3,234,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$876,500	FCNI:	27%

CYC ADMINISTRATION

SPWD Facility Condition Analysis - 0218

Survey Date: 3/1/2017

CYC ADMINISTRATION BUILDING REPORT

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

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$29,500****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 0218ADA4****Construction Cost \$25,000**

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 2012 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 and 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

ADA SIGNAGE**Project Index #: 0218ADA3****Construction Cost \$2,500**

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. The 2012 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 and 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**Project Index #: 0218ADA6****Construction Cost \$2,000**

This building contains a water fountain that is not ADA compliant. The 2012 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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$271,100****Necessary - Not Yet Critical****Two to Four Years****AIR CONDITIONER INSTALLATION****Project Index #: 0218HVA2****Construction Cost \$5,000**

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

ELECTRICAL UPGRADE

Project Index #: 0218ELE1
Construction Cost \$104,625

This building was constructed before the high demand for electrical services were needed for security systems, computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. The electrical panels and receptacles are at their limit. There are also problems with rusting conduits particularly underground conduits. As failures have happened, new conduits have been installed on the interior walls and some are not properly connected. It is recommended the entire system be upgraded to meet the evolving needs of the building and provide safe electrical distribution.

EXHAUST FAN REPLACEMENT

Project Index #: 0218HVA3
Construction Cost \$1,500

The existing exhaust fans that serve the bathrooms are original equipment and are not providing adequate ventilation. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of two new exhaust fan assemblies including connections to utilities.

EXTERIOR ENERGY RETROFIT

Project Index #: 0218ENR1
Construction Cost \$41,850

The building is constructed of CMU with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient. This project recommends adding an EIFS over the CMU and replacing the windows with new dual-pane, safety glazed windows. This estimate includes removal and disposal of the existing windows. The estimate is based on \$10.00 per square foot for the EIFS plus \$1500.00 per window for 20 windows.

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

HVAC EQUIPMENT REPLACEMENT

Project Index #: 0218ENR4
Construction Cost \$62,775

The heat pump units and chiller piping are original to the building. They are located in the ceiling above the circular corridor. They have been problematic, have been leaking and have outdated R-22, which will be obsolete by January 1, 2020. The HVAC equipment should be scheduled for replacement within 2-3 years. This project would provide for the replacement of the equipment and cleaning of the existing duct work and grills. This project includes the removal and disposal of the existing equipment and all required connections to utilities.

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

INTERIOR FINISHES

Project Index #: 0218INT3
Construction Cost \$41,850

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

NONABSORBENT FINISHES

Project Index #: 0218ENV1
Construction Cost \$6,000

2012 IBC Section 1210 requires the installation of smooth, hard, nonabsorbent surfaces in the following restroom areas: on floors in toilet and bathing rooms that extend upward onto the walls at least 6 inches, within 2 feet of the sides of urinals and water closets to a height of 4 feet above the floor and in shower compartments to a height not less than 70 inches above the drain inlet. This project recommends the installation of FRP or an equal material to comply with this code section.

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

Project Index #: 0218SIT1
Construction Cost \$5,000

SITE DRAINAGE UPGRADES

The grade does not slope away effectively from the buildings. Water has pooled against the foundation. In the winter months, as the water freezes against the foundation, over time, this can cause damage to the foundation. It is recommended per IBC 1804.3 Site Grading the ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. This project would create a 5% slope away from the buildings. Additional drainage swales shall be installed, as needed. It is recommended that the grading be completed within 2-3 years.

Project Index #: 0218PLM2
Construction Cost \$2,500

WATER HEATER REPLACEMENT

There is an older booster water heater in the building that appears to be original to the structure. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new propane-fired 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 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$41,850

Long-Term Needs

Four to Ten Years

Project Index #: 0218EXT3
Construction Cost \$41,850

EXTERIOR FINISHES

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.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$29,500	Project Construction Cost per Square Foot: \$81.83
Priority Class 2: \$271,100	Total Facility Replacement Construction Cost: \$1,172,000
Priority Class 3: \$41,850	Facility Replacement Cost per Square Foot: \$280
Grand Total: \$342,450	FCNI: 29%

CYC LINCOLN DORMITORY BUILDING REPORT

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. 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.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$52,000**
Currently Critical **Immediate to Two Years**

ADA RESTROOM UPGRADE

Project Index #: 0217ADA3
Construction Cost \$25,000

The designated restroom does not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for construction of a new accessible restroom. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 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.

FIRE SUPPRESSION OBSTRUCTION INVESTIGATION

Project Index #: 0217SFT6
Construction Cost \$9,000

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

KITCHEN REMODEL

Project Index #: 0217ADA2
Construction Cost \$15,000

The kitchen and associated cabinets in the kitchen area are original to the building. The quality of construction and installation are inadequate for the high usage at this facility, but 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 - 2012, 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.

SPRINKLER PIPE ENCAPSULATION

Project Index #: 0217SFT4
Construction Cost \$3,000

The sprinkler piping is hung from the ceiling of the dormitory and is exposed to the occupants. This creates a safety hazard in two ways. One is that the occupants could damage the piping and cause flooding in the building. The other is that the occupants can tie things around the pipes and cause harm to themselves. This project recommends encapsulating the piping with wallboard and texturing and painting to match the adjacent ceiling finishes. This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$124,340****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0217ENR1****EXTERIOR ENERGY RETROFIT****Construction Cost \$75,920**

The building is constructed of CMU with no insulation. The windows are original to the building, and are of single pane construction. Buildings of this type are not energy efficient. This project recommends adding an EIFS over the CMU and replacing the windows with new dual-pane, safety glazed windows. This estimate includes removal and disposal of the existing windows. The estimate is based on \$10.00 per square foot for the EIFS plus \$1500.00 per window for 20 windows.

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

Project Index #: 0217INT2**INTERIOR FINISHES****Construction Cost \$45,920**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002 and 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

Project Index #: 0217PLM4**WATER HEATER REPLACEMENT****Construction Cost \$2,500**

There is a 50 gallon electric water heater in the building. The average lifespan of a water heater is eight to ten years. This unit was not installed correctly and was missing an element cover at the time of the survey. It is recommended that a new electric water heater, seismic straps, braided steel hoses, expansion tank, ball valve and a pan be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$45,920****Long-Term Needs****Four to Ten Years****Project Index #: 0217EXT2****EXTERIOR FINISHES****Construction Cost \$45,920**

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 is scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$52,000	Project Construction Cost per Square Foot: \$48.40
Priority Class 2: \$124,340	Total Facility Replacement Construction Cost: \$1,286,000
Priority Class 3: \$45,920	Facility Replacement Cost per Square Foot: \$280
Grand Total: \$222,260	FCNI: 17%

CYC KIMBERLY DORMITORY BUILDING REPORT

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. 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.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$52,000**
Currently Critical **Immediate to Two Years**

ADA RESTROOM UPGRADE

Project Index #: 0216ADA2
Construction Cost \$25,000

The designated restroom does not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for construction of a new accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 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.

FIRE SUPPRESSION OBSTRUCTION INVESTIGATION

Project Index #: 0216SFT6
Construction Cost \$9,000

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

KITCHEN REMODEL

Project Index #: 0216ADA3
Construction Cost \$15,000

The kitchen and associated cabinets in the kitchen area are original to the building. The quality of construction and installation were inadequate for the high usage at this facility. 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 - 2012, 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.

SPRINKLER PIPE ENCAPSULATION

Project Index #: 0216SFT4
Construction Cost \$3,000

The sprinkler piping is hung from the ceiling of the dormitory and is exposed to the occupants. This creates a safety hazard in two ways. One is that the occupants could damage the piping and cause flooding in the building. The other is that the occupants can tie things around the pipes and cause harm to themselves. This project recommends encapsulating the piping with wallboard and texturing and painting to match the adjacent ceiling finishes. This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$127,340****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 0216EXT5****Construction Cost \$3,000**

The existing exterior wood door appears to be original to the building. It is damaged from age and general wear and tear. This project would provide for the replacement of the wood door with a new metal door, frame, hardware and paint. Removal and disposal of the existing door and painting of the new door is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

EXTERIOR ENERGY RETROFIT**Project Index #: 0216ENR1****Construction Cost \$75,920**

The building is constructed of CMU with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient. This project recommends adding an EIFS over the CMU and replacing the windows with new dual-pane, safety glazed windows. This estimate includes removal and disposal of the existing windows. This estimate is based on \$10.00 per square foot for the EIFS plus \$1,500.00 per window for a total of 20 windows.

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

INTERIOR FINISHES**Project Index #: 0216INT2****Construction Cost \$45,920**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002 and 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

WATER HEATER REPLACEMENT**Project Index #: 0216PLM4****Construction Cost \$2,500**

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

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$45,920****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0216EXT2****Construction Cost \$45,920**

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 is scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$52,000	Project Construction Cost per Square Foot:	\$49.05
Priority Class 2:	\$127,340	Total Facility Replacement Construction Cost:	\$1,286,000
Priority Class 3:	\$45,920	Facility Replacement Cost per Square Foot:	\$280
Grand Total:	\$225,260	FCNI:	18%

CYC JARBIDGE DORMITORY

SPWD Facility Condition Analysis - 0215

Survey Date: 3/1/2017

**CYC JARBIDGE DORMITORY
BUILDING REPORT**

The CYC Abridge 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. 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.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$58,185****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 0215ADA3****Construction Cost \$25,000**

The designated restroom does not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for construction of a new accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 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.

EXIT SIGN & EGRESS LIGHTING UPGRADE**Project Index #: 0215SFT2****Construction Cost \$4,185**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC 2012 Chapter 10 was referenced for this project.

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

EXTERIOR LANDING**Project Index #: 0215SFT4****Construction Cost \$5,000**

The exterior landing at the secondary exit door is in need of replacement due to the door swinging out over a 7" step. The 2012 IBC Chapter 10 requires a flat landing no more than 1/2 inch below finish floor where the door swings out over the landing. This project would provide for a new concrete landing to be installed.

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

FIRE SUPPRESSION OBSTRUCTION INVESTIGATION**Project Index #: 0215SFT6****Construction Cost \$9,000**

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0215ADA2

Construction Cost \$15,000

KITCHEN REMODEL

The kitchen and associated cabinets in the kitchen area 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 - 2012, 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.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$121,200

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0215EXT5

Construction Cost \$5,000

EXTERIOR DOOR REPLACEMENT

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

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

Project Index #: 0215ENR3

Construction Cost \$71,850

EXTERIOR ENERGY RETROFIT

The building is constructed of CMU with no insulation. The windows are original to the building, and are of single pane construction. Buildings of this type are not energy efficient. This project recommends adding an EIFS over the CMU and replacing the windows with new dual-pane, safety glazed windows. This estimate includes removal and disposal of the existing windows. The estimate is based on \$10.00 per square foot for the EIFS plus \$1500.00 per window for 20 windows.

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

Project Index #: 0215INT2

Construction Cost \$41,850

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002 and 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

Project Index #: 0215PLM4

Construction Cost \$2,500

WATER HEATER REPLACEMENT

There is a 50 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$41,850****Long-Term Needs****Four to Ten Years****Project Index #: 0215EXT2****EXTERIOR FINISHES****Construction Cost \$41,850**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 4-5 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$58,185	Project Construction Cost per Square Foot:	\$52.86
Priority Class 2:	\$121,200	Total Facility Replacement Construction Cost:	\$1,172,000
Priority Class 3:	\$41,850	Facility Replacement Cost per Square Foot:	\$280
Grand Total:	\$221,235	FCNI:	19%

CYC HAMILTON DORMITORY

SPWD Facility Condition Analysis - 0214

Survey Date: 3/1/2017

**CYC HAMILTON DORMITORY
BUILDING REPORT**

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. 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.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$58,185****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 0214ADA2****Construction Cost \$25,000**

The designated restroom does not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for construction of a new accessible restroom. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 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.

EXIT SIGN & EGRESS LIGHTING UPGRADE**Project Index #: 0214SFT2****Construction Cost \$4,185**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC 2012 Chapter 10 was referenced for this project.

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

EXTERIOR LANDING**Project Index #: 0214SFT4****Construction Cost \$5,000**

The exterior landing at the secondary exit door is in need of replacement due to the door swinging out over a 7" step. The 2012 IBC Chapter 10 requires a flat landing no more than 1/2 inch below finish floor where the door swings out over the landing. This project would provide for a new concrete landing to be installed.

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

FIRE SUPPRESSION OBSTRUCTION INVESTIGATION**Project Index #: 0214SFT6****Construction Cost \$9,000**

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0214ADA3

Construction Cost \$15,000

KITCHEN REMODEL

The kitchen and associated cabinets in the kitchen area 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 - 2012, 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.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$121,200

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0214EXT5

Construction Cost \$5,000

EXTERIOR DOOR REPLACEMENT

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

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

Project Index #: 0214ENR1

Construction Cost \$71,850

EXTERIOR ENERGY RETROFIT

The building is constructed of CMU with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient. This project recommends adding an EIFS over the CMU and replacing the windows with new dual-pane, safety glazed windows. This estimate includes removal and disposal of the existing windows. The estimate is based on \$10.00 per square foot for the EIFS plus \$1500.00 per window for 20 windows.

Project Index #: 0214INT2

Construction Cost \$41,850

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002 and 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

Project Index #: 0214PLM4

Construction Cost \$2,500

WATER HEATER REPLACEMENT

There is a 50 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$41,850****Long-Term Needs****Four to Ten Years****Project Index #: 0214EXT2****EXTERIOR FINISHES****Construction Cost \$41,850**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 4-5 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$58,185	Project Construction Cost per Square Foot:	\$52.86
Priority Class 2:	\$121,200	Total Facility Replacement Construction Cost:	\$1,172,000
Priority Class 3:	\$41,850	Facility Replacement Cost per Square Foot:	\$280
Grand Total:	\$221,235	FCNI:	19%

CYC CURRIE DORMITORY

SPWD Facility Condition Analysis - 0213

Survey Date: 3/1/2017

CYC CURRIE DORMITORY BUILDING REPORT

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. 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.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$53,500****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 0213ADA2****Construction Cost \$25,000**

The designated restroom does not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for construction of a new accessible restroom. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

ADA SIGNAGE**Project Index #: 0213ADA3****Construction Cost \$1,500**

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.

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

FIRE SUPPRESSION OBSTRUCTION INVESTIGATION**Project Index #: 0213SFT6****Construction Cost \$9,000**

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

KITCHEN REMODEL**Project Index #: 0213ADA4****Construction Cost \$15,000**

The kitchen and associated cabinets in the kitchen area 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 - 2012, 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.

SPRINKLER PIPE ENCAPSULATION

Project Index #: 0213SFT4
Construction Cost \$3,000

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

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

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$137,200

Necessary - Not Yet Critical Two to Four Years

CABINET REPLACEMENT

Project Index #: 0213INT3
Construction Cost \$16,000

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

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

EXTERIOR DOOR REPLACEMENT

Project Index #: 0213EXT5
Construction Cost \$5,000

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

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

EXTERIOR ENERGY RETROFIT

Project Index #: 0213ENR1
Construction Cost \$71,850

The building is constructed of CMU with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient. This project recommends adding an EIFS over the CMU and replacing the windows with new dual-pane, safety glazed windows. This estimate includes removal and disposal of the existing windows. The estimate is based on \$10.00 per square foot for the EIFS plus \$1500.00 per window for 20 windows.

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

INTERIOR FINISHES

Project Index #: 0213INT2
Construction Cost \$41,850

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002 and 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

WATER HEATER REPLACEMENT

Project Index #: 0213PLM4
Construction Cost \$2,500

There is a 50 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$41,850****Long-Term Needs****Four to Ten Years****Project Index #: 0213EXT2****EXTERIOR FINISHES****Construction Cost \$41,850**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 4-5 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$53,500	Project Construction Cost per Square Foot:	\$55.57
Priority Class 2:	\$137,200	Total Facility Replacement Construction Cost:	\$1,172,000
Priority Class 3:	\$41,850	Facility Replacement Cost per Square Foot:	\$280
Grand Total:	\$232,550	FCNI:	20%

CYC BEOWAWE DORMITORY BUILDING REPORT

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. 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.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$53,500**
Currently Critical **Immediate to Two Years**

ADA RESTROOM UPGRADE

Project Index #: 0212ADA2
Construction Cost \$25,000

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 - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

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

ADA SIGNAGE

Project Index #: 0212ADA3
Construction Cost \$1,500

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with these criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

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

FIRE SUPPRESSION OBSTRUCTION INVESTIGATION

Project Index #: 0212SFT7
Construction Cost \$9,000

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

KITCHEN REMODEL

Project Index #: 0212ADA4

Construction Cost \$15,000

The kitchen and associated cabinets in the kitchen area 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 - 2012, 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.

SPRINKLER PIPE ENCAPSULATION

Project Index #: 0212SFT4

Construction Cost \$3,000

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

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

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$137,200

Necessary - Not Yet Critical

Two to Four Years

CABINET REPLACEMENT

Project Index #: 0212INT3

Construction Cost \$16,000

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

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

EXTERIOR DOOR REPLACEMENT

Project Index #: 0212EXT5

Construction Cost \$5,000

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

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

EXTERIOR ENERGY RETROFIT

Project Index #: 0212ENR1

Construction Cost \$71,850

The building is constructed of CMU with no insulation. The windows are original to the building, and are of single pane construction. Buildings of this type are not energy efficient. This project recommends adding an EIFS over the CMU and replacing the windows with new dual-pane, safety glazed windows. This estimate includes removal and disposal of the existing windows. The estimate is based on \$10.00 per square foot for the EIFS plus \$1500.00 per window for 20 windows.

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

Project Index #: 0212INT2
Construction Cost \$41,850

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002 and 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

Project Index #: 0212PLM4
Construction Cost \$2,500

WATER HEATER REPLACEMENT

There is a 50 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$41,850

Long-Term Needs

Four to Ten Years

Project Index #: 0212EXT2
Construction Cost \$41,850

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 4-5 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$53,500	Project Construction Cost per Square Foot: \$55.57
Priority Class 2: \$137,200	Total Facility Replacement Construction Cost: \$1,172,000
Priority Class 3: \$41,850	Facility Replacement Cost per Square Foot: \$280
Grand Total: \$232,550	FCNI: 20%

CYC AURORA DORMITORY

SPWD Facility Condition Analysis - 0211

Survey Date: 3/1/2017

CYC AURORA DORMITORY BUILDING REPORT

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. 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.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$55,000****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 0211ADA2****Construction Cost \$25,000**

The designated restroom does not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for construction of a new accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 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.

EXIT SIGN & EGRESS LIGHTING UPGRADE**Project Index #: 0211SFT2****Construction Cost \$1,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

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

EXTERIOR LANDING**Project Index #: 0211SFT6****Construction Cost \$1,500**

The exterior landing at the secondary exit door is in need of replacement due to the door swinging out over a 7" step. The 2012 IBC Chapter 10 requires a flat landing no more than 1/2 inch below finish floor where the door swings out over the landing. This project would provide for a new concrete landing to be installed.

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

FIRE SUPPRESSION OBSTRUCTION INVESTIGATION**Project Index #: 0211SFT7****Construction Cost \$9,000**

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

KITCHEN REMODEL

Project Index #: 0211ADA3

Construction Cost \$15,000

The kitchen and associated cabinets in the kitchen area 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 - 2012, 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.

SPRINKLER PIPE ENCAPSULATION

Project Index #: 0211SFT4

Construction Cost \$3,000

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

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

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$137,200

Necessary - Not Yet Critical

Two to Four Years

CABINET REPLACEMENT

Project Index #: 0211INT3

Construction Cost \$16,000

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

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

EXTERIOR DOOR REPLACEMENT

Project Index #: 0211EXT5

Construction Cost \$5,000

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

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

EXTERIOR ENERGY RETROFIT

Project Index #: 0211ENR1

Construction Cost \$71,850

The building is constructed of CMU with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient. This project recommends adding an EIFS over the CMU and replacing the windows with new dual-pane, safety glazed windows. This estimate includes removal and disposal of the existing windows. The estimate is based on \$10.00 per square foot for the EIFS plus \$1500.00 per window for 20 windows.

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

Project Index #: 0211INT1
Construction Cost \$41,850

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002 and 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

Project Index #: 0211PLM5
Construction Cost \$2,500

WATER HEATER REPLACEMENT

There is a 50 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$41,850

Long-Term Needs

Four to Ten Years

Project Index #: 0211EXT2
Construction Cost \$41,850

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 4-5 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$55,000	Project Construction Cost per Square Foot: \$55.93
Priority Class 2: \$137,200	Total Facility Replacement Construction Cost: \$1,172,000
Priority Class 3: \$41,850	Facility Replacement Cost per Square Foot: \$280
Grand Total: \$234,050	FCNI: 20%

CYC MENTAL HEALTH BUILDING BUILDING REPORT

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. It contains office space and restrooms for staff and has a fire alarm system. The facility has an ADA accessible ramp to the building. There are two exterior mounted HVAC units which provide heating and cooling.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$35,000

Currently Critical

Immediate to Two Years

ADA ENTRY UPGRADES

Project Index #: 0199ADA2
Construction Cost \$500

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 2012 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

ADA RESTROOM UPGRADE

Project Index #: 0199ADA1
Construction Cost \$25,000

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 2012 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

ADA SIGNAGE

Project Index #: 0199ADA3
Construction Cost \$1,500

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 - 2012, 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Project Index #: 0199ADA4
Construction Cost \$8,000

This building contains two water fountains that are not ADA compliant. The 2012 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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$47,500****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0199EXT2****Construction Cost \$18,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

EXTERIOR LIGHTING REPLACEMENT**Project Index #: 0199ENR4****Construction Cost \$3,000**

The building has perimeter lighting on the exterior of the building, but the light fixtures are old, failing and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures, using existing wiring.

INTERIOR FINISHES**Project Index #: 0199INT1****Construction Cost \$18,000**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 04/09/2002 and 09/21/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/01/2017.

WATER HEATER REPLACEMENT**Project Index #: 0199PLM1****Construction Cost \$1,000**

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

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

WINDOW REPLACEMENT**Project Index #: 0199ENR2****Construction Cost \$7,500**

The windows are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 5 units. Removal and disposal of the existing windows is included in this estimate.

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

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$35,000	Project Construction Cost per Square Foot: \$45.83
Priority Class 2: \$47,500	Total Facility Replacement Construction Cost: \$180,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$100
Grand Total: \$82,500	FCNI: 46%

NOTES:

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

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

This report was created under the authority found in NRS 341.128 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

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



Caliente Youth Center Site - Site #9950
Description: ADA Accessible Parking.



Caliente Youth Center Site - Site #9950
Description: Crack Fill & Seal Asphalt Paving



CYC Caliente Bridge - Building #3246
Description: Bridge View East Toward CYC.



CYC Green House - Building #3159
Description: View of CYC Green House.



CYC Beowawe Storage Shed - Building #3079
Description: Exterior of the Building.



CYC Jarbidge Storage Shed - Building #3076
Description: Exterior of the Building.



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



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



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



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



CYC Recreation Center - Building #2943
Description: Exterior of the Building.



CYC Recreation Center - Building #2943
Description: HVAC Equipment Replacement.



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



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



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



CYC School - New - Building #2001
Description: Typical Industrial Arts Classroom.



CYC School - New - Building #2001
Description: HVAC Equipment Replacement.



CYC School - New - Building #2001
Description: Exit Sign and Egress Lighting Installation.



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



CYC Ramada - Building #0514
Description: Demolish Structure.



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



CYC Pool House & Pool - Building #0292
Description: Hazardous Materials Storage (Corrosive).



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



CYC Multi-Purpose Building - Building #0221
Description: Exterior Finishes at Building Entry.



CYC Multi-Purpose Building - Building #0221
Description: Water Heater Replacement.



CYC Multi-Purpose Building - Building #0221
Description: HVAC System Upgrade.



CYC Evaluation / Infirmary - Building #0220
Description: ADA Restroom Upgrade.



CYC Evaluation / Infirmary - Building #0220
Description: Install Lever Action Door Hardware.



CYC School - Old - Building #0219
Description: Exterior Energy Retrofit (non-insulated CMU Walls).



CYC School - Old - Building #0219
Description: ADA Restroom Upgrade.



CYC Administration - Building #0218
Description: Public Entrance.



CYC Administration - Building #0218
Description: HVAC Equipment Replacement.



CYC Administration - Building #0218
Description: Dual Level Drinking Fountain.



CYC Lincoln Dormitory - Building #0217
Description: Exterior of Building & Exterior Energy Retrofit.



CYC Kimberly Dormitory - Building #0216
Description: Exterior Energy Retrofit.



CYC Jarbidge Dormitory - Building #0215
Description: Kitchen Remodel.



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



CYC Beowawe Dormitory - Building #0212
Description: Exterior of the Building.



CYC Aurora Dormitory - Building #0211
Description: Sprinkler Pipe Encapsulation.



CYC Mental Health Building - Building #0199
Description: Exterior of building and ADA ramp.



CYC Mental Health Building - Building #0199
Description: Window Replacement.