

State of Nevada Department of Human Resources  
Child & Family Services Division  
Facility Condition Analysis

## ***CHILD AND FAMILY SERVICES***

711 E. Fifth Street, Carson City, NV 89701

SITE NUMBER: 9955

### FACILITY CONDITION ANALYSIS



Report Printed in 2003

State of Nevada Department of Human Resources  
Child & Family Services Division  
Facility Condition Analysis

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

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

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

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

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

**Class Definitions**

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

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

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

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

**PRIORITY CLASS 3 - (Four to Ten Years)**

Projects in this category include items that represent a sensible improvement to existing conditions. These 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: 9955
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## Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0294	BOYS & GIRLS CLUB #9 711 E 5TH Carson City	4578		1/10/2003	\$0	\$280,000	\$23,000	\$303,000	\$1,373,400	22%
0302	SAND SPRINGS STATION #5 711 E 5TH Carson City	2760	1960	1/10/2003	\$0	\$83,000	\$28,000	\$111,000	\$828,000	13%
0301	VOA FOSTER CARE HOUSING #6 711 E 5TH Carson City	2760	1960	1/10/2003	\$0	\$83,000	\$28,000	\$111,000	\$828,000	13%
2313	QUONSET #14 711 E 5TH Carson City	500	1960	1/10/2003	\$0	\$2,000	\$1,000	\$3,000	\$25,000	12%
0300	RUBY STATION #2 711 E 5TH Carson City	2760	1960	1/10/2003	\$0	\$69,000	\$28,000	\$97,000	\$828,000	12%
0299	FRIDAY STATION #11 711 E 5TH Carson City	2760	1960	1/10/2003	\$0	\$69,000	\$28,000	\$97,000	\$828,000	12%
0305	BUCKLAND STATION #4 711 E 5TH Carson City	2425	1965	1/10/2003	\$0	\$61,000	\$24,000	\$85,000	\$727,500	12%
0304	MTN. SPRINGS STATION #1 711 E 5TH Carson City	2425	1963	1/10/2003	\$0	\$61,000	\$24,000	\$85,000	\$727,500	12%
0297	REHAB BUILDING (VACANT) #3 711 E 5TH Carson City	2400	1975	1/10/2003	\$4,000	\$20,500	\$25,000	\$49,500	\$600,000	8%
0303	B&G CLUB/HISP SERVICES #10 711 E 5TH Carson City	2269	1960	1/10/2003	\$23,000	\$9,000	\$23,000	\$55,000	\$680,700	8%
0298	ICE HOUSE #7 711 E 5TH Carson City	1700	1950	1/10/2003	\$0	\$0	\$17,000	\$17,000	\$340,000	5%
0295	BOYS & GIRLS CLUB GYM #12 711 E 5TH Carson City	2925		1/10/2003	\$31,000	\$17,000	\$15,000	\$63,000	\$1,462,500	4%
0307	GARAGE #13 711 E 5TH Carson City	2000	1960	1/10/2003	\$0	\$7,000	\$10,000	\$17,000	\$550,000	3%
9955	CHILD & FAMILY SERVICES SITE 711 E 5TH Carson City		0	1/10/2003	\$540,000	\$720,000	\$100,000	\$1,360,000		0%
2309	EDUCATIONAL CENTER #8 711 E 5TH Carson City	1650		1/10/2003	\$0	\$0	\$0		\$165,000	
<b>Report Totals.....:</b>		<b>33,912</b>			<b>\$598,000</b>	<b>\$1,481,500</b>	<b>\$374,000</b>	<b>\$2,453,500</b>	<b>\$9,963,600</b>	<b>25%</b>

**Table of Contents**

<b>Building Name</b>	<b>Index #</b>	
<b>CHILD &amp; FAMILY SERVICES SITE</b>	<b>9955</b>	
<b>QUONSET #14</b>	<b>2313</b>	
<b>EDUCATIONAL CENTER #8</b>	<b>2309</b>	No Current Projects
<b>GARAGE #13</b>	<b>0307</b>	
<b>BUCKLAND STATION #4</b>	<b>0305</b>	
<b>MTN. SPRINGS STATION #1</b>	<b>0304</b>	
<b>B&amp;G CLUB/HISP SERVICES #10</b>	<b>0303</b>	
<b>SAND SPRINGS STATION #5</b>	<b>0302</b>	
<b>VOA FOSTER CARE HOUSING #6</b>	<b>0301</b>	
<b>RUBY STATION #2</b>	<b>0300</b>	
<b>FRIDAY STATION #11</b>	<b>0299</b>	
<b>ICE HOUSE #7</b>	<b>0298</b>	
<b>REHAB BUILDING (VACANT) #3</b>	<b>0297</b>	
<b>BOYS &amp; GIRLS CLUB GYM #12</b>	<b>0295</b>	
<b>BOYS &amp; GIRLS CLUB #9</b>	<b>0294</b>	

**CHILD & FAMILY SERVICES SITE  
BUILDING REPORT**

The Child & Family Services Site, previously known as the Carson City Children's Home, is located off Fifth Street between Roop and Stewart Streets. The site is typified by mature trees, shrubs and grassy areas.

Site reports review the infrastructure and site conditions not directly associated with a particular building. This report covers the Child & Family Services site. The work addressed in the site report recommends replacement of components not within the existing structures.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$540,000**  
**Currently Critical** **Immediate to Two Years**

**ADA PARKING RE-STRIPING**

**Project Index #: 9955ADA1**  
**Construction Cost \$4,000**

The accessible parking area striping is fading, and is becoming difficult to identify. The area does not have the proper signage identifying the parking space as accessible. CABO/ANSI A117.1 - 1992 Section 4.6.2 states, "...accessible parking spaces shall be identified by a sign showing the international symbol of accessibility..." The lot will be re-striped and accessible routes of travel identified. This project covers up to 4 spaces. Signage is included. ADA parking is required at the front parking lot, serving the Boys and Girls Club, Volunteers of America and Hispanic Services, and the rear parking lot, serving Child and Family Services offices.

These costs were developed from the RS Means ADA Compliance Pricing Guide.

**BACKFLOW ASSEMBLY, VAULT, AND POWER**

**Project Index #: 9955PLM2**  
**Construction Cost \$26,000**

State Health law now mandates backflow prevention on domestic water lines and fire sprinkler or standpipe lines. This project makes allowance for installation of a 6" reduced pressure backflow prevention assembly, required fittings, an above ground vault, and allowance for 200 feet of 1" conduit to provide power for the required heat source inside the vault. This installation will serve the site.

**INSTALL EXTERIOR SITE LIGHTING**

**Project Index #: 9955SIT1**  
**Construction Cost \$30,000**

This project recommends installing general security lighting fixtures around the parking areas and paved portions of the site. Cost includes light fixtures, wiring, trenching and installation, based on a 20 foot pole. Work should be performed prior to or concurrent with parking lot replacement.

**REMOVE PLANTERS**

**Project Index #: 9955SIT5**  
**Construction Cost \$5,000**

Several buildings at the site have planters that are elevated a few feet up onto the exterior wall. This practice promotes water infiltration through the side of the building and has been known to cause mold growth along the exterior walls of buildings. There is evidence of recurring water damage on the interior wall finishes in several locations.

This project recommends that the planters be removed as soon as possible.

**REPLACE ASPHALT PAVING**

**Project Index #: 9955SIT2**  
**Construction Cost \$300,000**

The asphalt at the site is failing, with significant alligating and cracks observed. The macadam has deteriorated to the point that it is no longer viable. This project covers the removal and replacement of existing blacktop for parking and site access, and additional parking at the main parking areas.

**Project Index #: 9955SIT7**  
**Construction Cost \$150,000**

**SITE DRAINAGE ISSUES**

A number of the buildings have moisture damage due to improper drainage. The offices have problems with irrigation runoff, rain and snow melt collecting in the courtyards or draining into the crawl spaces under the buildings. The courtyard concrete patios are cracked and buckling, which adds to these problems.

This project recommends gutters be installed, courtyard patios demolished and re-poured, and the grade re-worked to promote drainage away from the buildings. Additional work will be required to transport the drainage to a storm drain or other system to minimize localized flooding.

**Project Index #: 9955SIT4**  
**Construction Cost \$25,000**

**TRIM OR REMOVE TREES ADJOINING BUILDINGS**

Several of the buildings have trees which are growing up against the structures. The trees move in windy conditions, rubbing the roofs, which can cause premature failure of system and voiding roof warranties. The root systems are causing shifting and heaving of foundations and sidewalks, creating unsafe conditions.

There are also several large trees that are in need of trimming. This lack of maintenance could become a safety issue. There were numerous branches on the ground at the time of survey and damage to a fence had occurred due to a falling tree.

This project recommends that these issues be addressed, before additional damage is done.

Carson City is responsible for site landscaping and maintenance, and there may be some cost sharing or savings working with city staff to address this issue.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$720,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**Project Index #: 9955PLM1**  
**Construction Cost \$30,000**

**INSTALL WATER SHUT-OFF VALVES TO EACH BUILDING**

The site has a central water shut-off. In the event that plumbing work needs to be done that requires the water to be turned off, most of the buildings on the site are without water. The Uniform Plumbing Code (UPC) states in Section 605.2, "...water piping supplying more than one building on any one premises shall be equipped with a separate full way valve to each building, so arranged that the water supply can be turned on or off to any individual or separate building..." It is recommended that a shut-off valve be installed on the remainder of the buildings that have water service to them.

**Project Index #: 9955SIT6**  
**Construction Cost \$550,000**

**REPLACE SANITARY SEWER**

The sanitary sewer lines are original to the site and showing evidence of partial collapse and failure. The vitreous clay piping has cracked, hubs have separated, and tree roots have infiltrated in a number of locations, contributing to problems. This project recommends the entire system be replaced.

Additional monies are included to replace the building laterals.

Costs were developed from a similar project at the Stewart Facility, and is based on an 8" main and 4" or 6" laterals.

**Project Index #: 9955SIT3**  
**Construction Cost \$140,000**

**SIDEWALK REPLACEMENT**

The existing sidewalks serving buildings on this site have deteriorated and are failing. In some areas cracks wider than four inches have been identified, and there is substantial settling in a number of locations. This project addresses removal and replacement of existing sidewalks as needed.

The sidewalks should include flared curb cuts for site accessibility.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$100,000**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 9955LGT1**

**Construction Cost \$100,000**

**LONG-TERM NEEDS**

Projects in this category address possible long term needs of the site. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement projects related to maintenance.

This project accounts for possible system repair or replacement, and cyclical maintenance, including the parking lots, sidewalks, fences, and other site systems.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$540,000</b>
<b>Priority Class 2:</b>	<b>\$720,000</b>
<b>Priority Class 3:</b>	<b>\$100,000</b>
<b>Grand Total:</b>	<b>\$1,360,000</b>

**QUONSET #14**

**SPWB Facility Condition Analysis - 2313**

**Survey Date: 1/10/2003**

**QUONSET #14  
BUILDING REPORT**

This building provides space for the Boys and Girls Club Tennis Program.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$2,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**Project Index #: #####**  
**Construction Cost \$2,000**

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$1,000**  
**Long-Term Needs** **Four to Ten Years**

**Project Index #: 2313LGT1**  
**Construction Cost \$1,000**

**LONG-TERM NEEDS**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

This project also accounts for possible system replacements.



**BUILDING INFORMATION:**

**Gross Area (square feet): 500**  
**Year Constructed: 1960**  
**Exterior Finish 1: 100 # Metal Siding**  
**Exterior Finish 2: 0 #**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 # S-1**  
**IBC Occupancy Type 2: 0 #**  
**Construction Type: Metal exterior**  
**IBC Construction Type:**  
**Percent Fire Supressed: 0 #**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$6.00</b>
<b>Priority Class 2:</b>	<b>\$2,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$25,000</b>
<b>Priority Class 3:</b>	<b>\$1,000</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$50</b>
<b>Grand Total:</b>	<b>\$3,000</b>	<b>FCNI:</b>	<b>12%</b>

**GARAGE #13**

SPWB Facility Condition Analysis - 0307

Survey Date: 1/10/2003

**GARAGE #13  
BUILDING REPORT**

This building provides workshop space and storage for the Boys and Girls Club.

A visual inspection of this building for asbestos containing materials (ACM) indicates the presence of transite siding material.

Per the SPWB Environmental Specialist, the presence of asbestos at this present state is not hazardous. It is only hazardous when it is pulverized and becomes air-borne. The abatement of the asbestos should be done at the time of building demolition.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$7,000**

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

**Project Index #: 0307EXT1**

**Construction Cost \$7,000**

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition.

This project will not be needed if the asbestos containing siding is abated and replaced.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$10,000**

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

**Project Index #: 0307LGT1**

**Construction Cost \$10,000**

**LONG-TERM NEEDS**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

This project also accounts for possible system replacements.

**BUILDING INFORMATION:**

**Gross Area (square feet): 2,000**  
**Year Constructed: 1960**  
**Exterior Finish 1: 80 # Asbestos Transite**  
**Exterior Finish 2: 20 # Wood**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 50 # S-3**  
**IBC Occupancy Type 2: 50 # S-1**  
**Construction Type: Concrete block exterior, wood frame interior, transite asbestos siding**  
**IBC Construction Type: V-N**  
**Percent Fire Supressed: 0 #**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$8.50</b>
<b>Priority Class 2:</b>	<b>\$7,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$550,000</b>
<b>Priority Class 3:</b>	<b>\$10,000</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$275</b>
<b>Grand Total:</b>	<b>\$17,000</b>	<b>FCNI:</b>	<b>3%</b>

**BUCKLAND STATION #4  
BUILDING REPORT**

This building contains offices of the Human Resources, Child and Family Services Division.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$61,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR ENERGY RETROFIT** **Project Index #: 0305EXT1**  
**Construction Cost \$49,000**

The building is constructed of concrete masonry units (CMU) with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient.

This project recommends adding an exterior insulating finish system (EIFS) over the CMU, augmenting the windows with a removable storm-type window system, and replacing the exterior doors. This work will make the building more energy efficient.

If the EIFS system is not installed, the building will require exterior finishes, caulking around windows and doors, and similar improvements. This work should be performed following surface preparation and repair or replacement of fascias and overhangs. Costs would run approximately \$5.00 per square foot.

**MINOR ELECTRICAL UPGRADE** **Project Index #: 0305ELE1**  
**Construction Cost \$12,000**

This building was constructed as a residence and lacks the electrical capacity needed in a modern office. This project will provide for additional outlets and electrical capacity, as well as some expansion capability. Additional funds are included to replace and augment exterior lighting on and around the building.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$24,000**  
**Long-Term Needs** **Four to Ten Years**

**LONG-TERM NEEDS** **Project Index #: 0305LGT1**  
**Construction Cost \$24,000**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

This project also accounts for scheduled replacement of flooring, water heaters, HVAC, and the like.

**BUILDING INFORMATION:**

**Gross Area (square feet): 2,425**  
**Year Constructed: 1965**  
**Exterior Finish 1: 80 # Painted CMU**  
**Exterior Finish 2: 20 # Wood**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 # B**  
**IBC Occupancy Type 2: #**  
**Construction Type: Concrete block exterior, wood frame interior**  
**IBC Construction Type: V-N**  
**Percent Fire Supressed: 0 #**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$35.05</b>
<b>Priority Class 2:</b>	<b>\$61,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$728,000</b>
<b>Priority Class 3:</b>	<b>\$24,000</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$300</b>
<b>Grand Total:</b>	<b>\$85,000</b>	<b>FCNI:</b>	<b>12%</b>

**MTN. SPRINGS STATION #1  
BUILDING REPORT**

This building contains offices of the Human Resources, Child and Family Services Division. Some electrical issues were found at the time of our survey. These issues are being addressed by the agency.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$61,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR ENERGY RETROFIT** **Project Index #: 0304EXT1**  
**Construction Cost \$49,000**

The building is constructed of concrete masonry units (CMU) with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient.

This project recommends adding an exterior insulating finish system (EIFS) over the CMU, augmenting the windows with a removable storm-type window system, and replacing the exterior doors. This work will make the building more energy efficient.

If the EIFS system is not installed, the building will require exterior finishes, caulking around windows and doors, and similar improvements. This work should be performed following surface preparation and repair or replacement of fascias and overhangs. Costs would run approximately \$5.00 per square foot.

**MINOR ELECTRICAL UPGRADE** **Project Index #: 0304ELE1**  
**Construction Cost \$12,000**

This building was constructed as a residence and lacks the electrical capacity needed in a modern office. This project will provide for additional outlets and electrical capacity, as well as some expansion capability. Additional funds are included to replace and augment exterior lighting on and around the building.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$24,000**  
**Long-Term Needs** **Four to Ten Years**

**LONG-TERM NEEDS** **Project Index #: 0304LGT1**  
**Construction Cost \$24,000**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

This project also accounts for scheduled replacement of flooring, water heaters, HVAC, and the like.

**BUILDING INFORMATION:**

**Gross Area (square feet): 2,425**  
**Year Constructed: 1963**  
**Exterior Finish 1: 80 # Painted CMU**  
**Exterior Finish 2: 20 # Wood**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 # B**  
**IBC Occupancy Type 2: #**  
**Construction Type: Concrete block exterior, wood frame interior**  
**IBC Construction Type: V-N**  
**Percent Fire Supressed: 0 #**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$35.05</b>
<b>Priority Class 2:</b>	<b>\$61,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$728,000</b>
<b>Priority Class 3:</b>	<b>\$24,000</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$300</b>
<b>Grand Total:</b>	<b>\$85,000</b>	<b>FCNI:</b>	<b>12%</b>

**B&G CLUB/HISP SERVICES #10  
BUILDING REPORT**

This building contains offices of the Boys and Girls Club and Hispanic Services.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$23,000**  
**Currently Critical** **Immediate to Two Years**

**EXTERIOR FINISHES** **Project Index #: 0303EXT1**  
**Construction Cost \$8,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition.

**REPLACE ROOF** **Project Index #: 0303EXT2**  
**Construction Cost \$15,000**

The roof on this building was in poor condition at the time of the survey. Recent storms damaged the roof, there are missing shingles, and active leaks are reported by the occupants. The statewide roofing program has set the useful life of an average roof at 15 years. The roof warranty expires at the end of the same time frame. It is recommended that this building be re-roofed in the next year to be consistent with the roofing program and the end of the warranty period.

Additional monies are included to replace some fascia and missing attic vent screens.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$9,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**MINOR ELECTRICAL UPGRADE** **Project Index #: 0303ELE1**  
**Construction Cost \$9,000**

This building was constructed as a residence and lacks the electrical capacity needed in a modern office. This project will provide for additional outlets and electrical capacity, as well as some expansion capability. Additional funds are included to replace and augment exterior lighting on and around the building.



**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$23,000**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0303LGT1**

**Construction Cost \$23,000**

**LONG-TERM NEEDS**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

This project also accounts for scheduled replacement of flooring, water heaters, HVAC, and the like.

**BUILDING INFORMATION:**

**Gross Area (square feet): 2,269**  
**Year Constructed: 1960**  
**Exterior Finish 1: 100 # Painted Wood Siding**  
**Exterior Finish 2: #**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 # B**  
**IBC Occupancy Type 2: #**  
**Construction Type: Wood framed building**  
**IBC Construction Type: V-N**  
**Percent Fire Supressed: 0 #**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$23,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$24.24</b>
<b>Priority Class 2:</b>	<b>\$9,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$681,000</b>
<b>Priority Class 3:</b>	<b>\$23,000</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$300</b>
<b>Grand Total:</b>	<b>\$55,000</b>	<b>FCNI:</b>	<b>8%</b>

**SAND SPRINGS STATION #5  
BUILDING REPORT**

This building contains offices of the Human Resources, Child and Family Services Division. Some electrical issues were found at the time of our survey. These issues are being addressed by the agency.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$83,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR ENERGY RETROFIT** **Project Index #: 0302EXT1**  
**Construction Cost \$56,000**

The building is constructed of concrete masonry units (CMU) with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient.

This project recommends adding an exterior insulating finish system (EIFS) over the CMU, augmenting the windows with a removable storm-type window system, and replacing the exterior doors. This work will make the building more energy efficient.

If the EIFS system is not installed, the building will require exterior finishes, caulking around windows and doors, and similar improvements. This work should be performed following surface preparation and repair or replacement of fascias and overhangs. Costs would run approximately \$5.00 per square foot.

**MINOR ELECTRICAL UPGRADE** **Project Index #: 0302ELE1**  
**Construction Cost \$13,000**

This building was constructed as a residence and lacks the electrical capacity needed in a modern office. This project will provide for additional outlets and electrical capacity, as well as some expansion capability. Additional funds are included to replace and augment exterior lighting on and around the building.

**REPLACE ROOF** **Project Index #: 0302EXT2**  
**Construction Cost \$14,000**

The existing roof on this building was in poor condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 15 years. The roof warranty expires at the end of the same time frame. It is recommended that this building be re-roofed consistent with the roofing program and the end of the warranty period.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$28,000**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0302LGT1**

**Construction Cost \$28,000**

**LONG-TERM NEEDS**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

This project also accounts for scheduled replacement of flooring, water heaters, HVAC, and the like.

**BUILDING INFORMATION:**

**Gross Area (square feet): 2,760**

**Year Constructed: 1960**

**Exterior Finish 1: 80 # Painted CMU**

**Exterior Finish 2: 20 # Wood**

**Number of Levels (Floors): 1 Basement? No**

**IBC Occupancy Type 1: 100 # B**

**IBC Occupancy Type 2: #**

**Construction Type: Concrete block exterior, wood frame interior**

**IBC Construction Type: V-N**

**Percent Fire Supressed: 0 #**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$40.22</b>
<b>Priority Class 2:</b>	<b>\$83,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$828,000</b>
<b>Priority Class 3:</b>	<b>\$28,000</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$300</b>
<b>Grand Total:</b>	<b>\$111,000</b>	<b>FCNI:</b>	<b>13%</b>



**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$28,000**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0301LGT1**

**Construction Cost \$28,000**

**LONG-TERM NEEDS**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

This project also accounts for scheduled replacement of flooring, water heaters, HVAC, and the like.

**BUILDING INFORMATION:**

**Gross Area (square feet): 2,760**  
**Year Constructed: 1960**  
**Exterior Finish 1: 80 # Painted CMU**  
**Exterior Finish 2: 20 # Wood**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 # R-1**  
**IBC Occupancy Type 2: #**  
**Construction Type: Concrete block exterior, wood frame interior**  
**IBC Construction Type: V-N**  
**Percent Fire Supressed: 0 #**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$40.22</b>
<b>Priority Class 2:</b>	<b>\$83,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$828,000</b>
<b>Priority Class 3:</b>	<b>\$28,000</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$300</b>
<b>Grand Total:</b>	<b>\$111,000</b>	<b>FCNI:</b>	<b>13%</b>

**RUBY STATION #2  
BUILDING REPORT**

This building contains offices of the Human Resources, Child and Family Services Division.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$69,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR ENERGY RETROFIT** **Project Index #: 0300EXT1**  
**Construction Cost \$56,000**

The building is constructed of concrete masonry units (CMU) with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient.

This project recommends adding an exterior insulating finish system (EIFS) over the CMU, augmenting the windows with an exterior mounted, removable storm-type window system, and replacing the exterior doors. This work will make the building more energy efficient.

If the EIFS system is not installed, the building will require exterior finishes, caulking around windows and doors, and similar improvements. This work should be performed following surface preparation and repair or replacement of fascias and overhangs. Costs would run approximately \$5.00 per square foot.

**MINOR ELECTRICAL UPGRADE** **Project Index #: 0300ELE1**  
**Construction Cost \$13,000**

This building was constructed as a residence and lacks the electrical capacity needed in a modern office. This project will provide for additional outlets and electrical capacity, as well as some expansion capability. Additional funds are included to replace and augment exterior lighting on and around the building.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$28,000**  
**Long-Term Needs** **Four to Ten Years**

**LONG-TERM NEEDS** **Project Index #: 0300LGT1**  
**Construction Cost \$28,000**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

This project also accounts for scheduled replacement of flooring, water heaters, HVAC, and the like.

**BUILDING INFORMATION:**

**Gross Area (square feet): 2,760**  
**Year Constructed: 1960**  
**Exterior Finish 1: 80 # Painted CMU**  
**Exterior Finish 2: 20 # Wood**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 # B**  
**IBC Occupancy Type 2: #**  
**Construction Type: Concrete block exterior, wood frame interior**  
**IBC Construction Type: V-N**  
**Percent Fire Supressed: 0 #**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$35.14</b>
<b>Priority Class 2:</b>	<b>\$69,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$828,000</b>
<b>Priority Class 3:</b>	<b>\$28,000</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$300</b>
<b>Grand Total:</b>	<b>\$97,000</b>	<b>FCNI:</b>	<b>12%</b>

**FRIDAY STATION #11**

SPWB Facility Condition Analysis - 0299

Survey Date: 1/10/2003

**FRIDAY STATION #11  
BUILDING REPORT**

This building contains offices of the Human Resources, Child and Family Services Division.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$69,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR ENERGY RETROFIT** **Project Index #: 0299EXT1**  
**Construction Cost \$56,000**

The building is constructed of concrete masonry units (CMU) with no insulation. The windows are original to the building, and of single pane construction. Buildings of this type are not energy efficient.

This project recommends adding an exterior insulating finish system (EIFS) over the CMU, augmenting the windows with an exterior mounted, removable storm-type window system, and replacing the exterior doors. This work will make the building more energy efficient.

If the EIFS system is not installed, the building will require exterior finishes, caulking around windows and doors, and similar improvements. This work should be performed following surface preparation and repair or replacement of fascias and overhangs. Costs would run approximately \$5.00 per square foot.

**MINOR ELECTRICAL UPGRADE** **Project Index #: 0299ELE1**  
**Construction Cost \$13,000**

This building was constructed as a residence and lacks the electrical capacity needed in a modern office. This project will provide for additional outlets and electrical capacity, as well as some expansion capability. Additional funds are included to replace and augment exterior lighting on and around the building.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$28,000**  
**Long-Term Needs** **Four to Ten Years**

**LONG-TERM NEEDS** **Project Index #: 0299LGT1**  
**Construction Cost \$28,000**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

This project also accounts for scheduled replacement of flooring, water heaters, HVAC, and the like.



**BUILDING INFORMATION:**

**Gross Area (square feet): 2,760**  
**Year Constructed: 1960**  
**Exterior Finish 1: 80 # Painted CMU**  
**Exterior Finish 2: 20 # Wood**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 # B**  
**IBC Occupancy Type 2: #**  
**Construction Type: Concrete block exterior, wood frame interior**  
**IBC Construction Type: V-N**  
**Percent Fire Supressed: 0 #**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$35.14</b>
<b>Priority Class 2:</b>	<b>\$69,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$828,000</b>
<b>Priority Class 3:</b>	<b>\$28,000</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$300</b>
<b>Grand Total:</b>	<b>\$97,000</b>	<b>FCNI:</b>	<b>12%</b>



**REHAB BUILDING (VACANT) #3  
BUILDING REPORT**

This building is vacant.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$4,000**  
**Currently Critical** **Immediate to Two Years**

**INSTALL EMERGENCY EGRESS LIGHTING** **Project Index #: 0297SFT1**  
**Construction Cost \$4,000**

There are older emergency egress lighting in this building. These units have a finite lifespan, and this project recommends the installation of new egress lights along the main exit routes when reoccupying the building..

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$20,500**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR FINISHES** **Project Index #: 0297EXT1**  
**Construction Cost \$8,500**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition.

**REPLACE ROOF** **Project Index #: 0297EXT2**  
**Construction Cost \$12,000**

The existing roof on this building was in poor condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 15 years. This roof appears to be at least that old. It is recommended that this building be re-roofed consistent with the roofing program and the end of the warranty period.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$25,000**  
**Long-Term Needs** **Four to Ten Years**

**LONG-TERM NEEDS** **Project Index #: 0297LGT1**  
**Construction Cost \$25,000**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

This project also accounts for scheduled replacement of flooring, water heaters, HVAC, and the like.

**BUILDING INFORMATION:**

**Gross Area (square feet): 2,400**  
**Year Constructed: 1975**  
**Exterior Finish 1: 70 # Wood**  
**Exterior Finish 2: 30 # Glass and Aluminum**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: #**  
**IBC Occupancy Type 2: #**  
**Construction Type: Wood framed building**  
**IBC Construction Type: V-N**  
**Percent Fire Supressed: 0 #**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$4,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$20.63</b>
<b>Priority Class 2:</b>	<b>\$20,500</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$600,000</b>
<b>Priority Class 3:</b>	<b>\$25,000</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$250</b>
<b>Grand Total:</b>	<b>\$49,500</b>	<b>FCNI:</b>	<b>8%</b>

**BOYS & GIRLS CLUB GYM #12  
BUILDING REPORT**

This building houses activities and after school programs for the Carson City Boys and Girls Club.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$31,000**  
**Currently Critical** **Immediate to Two Years**

**REPLACE WATER HEATERS** **Project Index #: 0295PLM1**  
**Construction Cost \$2,000**

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. It is recommended that new on-demand appliances be installed for efficient use of energy.

**REROOF BUILDING** **Project Index #: 0295EXT2**  
**Construction Cost \$29,000**

The roof is showing signs of wear and deterioration, and is reaching the end of its useful life. This report recommends that the roof be replaced.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$17,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR FINISHES** **Project Index #: 0295EXT1**  
**Construction Cost \$10,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition.

**LIGHTING UPGRADE** **Project Index #: 0295ENR1**  
**Construction Cost \$7,000**

The building lighting fixtures are older T-12 fluorescent types and not energy efficient. This project will upgrade lighting fixtures to T-8 lamps with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. Sensors will be installed in restrooms and other low occupancy areas for additional savings.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$15,000**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0295LGT1**

**Construction Cost \$15,000**

**LONG-TERM NEEDS**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

This project also accounts for possible system replacements.

**BUILDING INFORMATION:**

**Gross Area (square feet): 2,925**

**Year Constructed:**

**Exterior Finish 1: 80 # Stone**

**Exterior Finish 2: 20 # Wood**

**Number of Levels (Floors): 1 Basement? No**

**IBC Occupancy Type 1: 100 # A-3**

**IBC Occupancy Type 2: #**

**Construction Type: Stone exterior, wood frame interior**

**IBC Construction Type:**

**Percent Fire Supressed: 0 #**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$31,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$21.54</b>
<b>Priority Class 2:</b>	<b>\$17,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$1,462,000</b>
<b>Priority Class 3:</b>	<b>\$15,000</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$500</b>
<b>Grand Total:</b>	<b>\$63,000</b>	<b>FCNI:</b>	<b>4%</b>

**BOYS & GIRLS CLUB #9  
BUILDING REPORT**

This building houses activities and after school programs for the Carson City Boys and Girls Club.

A visual inspection of this building for asbestos containing materials (ACM) indicates the presence of transite siding material.

Per the SPWB Environmental Specialist, the presence of asbestos at this present state is not hazardous. It is only hazardous when it is pulverized and becomes air-borne. The abatement of the asbestos should be done at the time of building demolition.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$280,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**ELECTRICAL UPGRADE**

**Project Index #: 0294ELE1**  
**Construction Cost \$115,000**

This building was constructed before the high demand for new types of electrical devices were needed. As time progressed, the building's electrical demand has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building.

**EXTERIOR FINISHES**

**Project Index #: 0294EXT1**  
**Construction Cost \$16,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition.

This project will not be needed if the asbestos containing siding is abated and replaced.

**LIGHTING UPGRADE**

**Project Index #: 0294ENR1**  
**Construction Cost \$12,000**

The building lighting fixtures are older T-12 fluorescent types and not energy efficient. This project will upgrade lighting fixtures to T-8 lamps with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. Sensors will be installed in restrooms and other low occupancy areas for additional savings.

**REPLACE HVAC SYSTEM**

**Project Index #: 0294HVA1**  
**Construction Cost \$137,000**

The building has an older HVAC system, which appears to be original to the building. The boiler is not operational, and has been disconnected, and this project recommends replacing the system. Most of the building rely on windows cooling units, which is not recommended under current energy guidelines. New hot water heaters and ducting will be needed.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$23,000**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0294LGT1**

**Construction Cost \$23,000**

**LONG-TERM NEEDS**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

This project also accounts for possible system replacements.

**BUILDING INFORMATION:**

**Gross Area (square feet): 4,578**

**Year Constructed:**

**Exterior Finish 1: 80 # Asbestos Transite**

**Exterior Finish 2: 20 # Wood**

**Number of Levels (Floors): 1 Basement? Yes**

**IBC Occupancy Type 1: 100 # A-3**

**IBC Occupancy Type 2: #**

**Construction Type: Concrete block exterior, wood frame interior, transite asbestos siding**

**IBC Construction Type: V-N**

**Percent Fire Supressed: 0 #**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$66.19</b>
<b>Priority Class 2:</b>	<b>\$280,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$1,373,000</b>
<b>Priority Class 3:</b>	<b>\$23,000</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$300</b>
<b>Grand Total:</b>	<b>\$303,000</b>	<b>FCNI:</b>	<b>22%</b>

**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

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

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

**REPORT DEVELOPMENT:**

State Public Works Board  
Facilities Condition Analysis

515 E. Musser Street, Suite 102  
Carson City, Nevada 89701-4263

(775) 684-4141 voice  
(775) 684-4142 facsimile





Child & Family Services Division Site #9955

Description: View of site towards Fifth Street.



Child & Family Services Division Site #9955

Description: ADA parking between Buckland and Friday buildings.



Child & Family Services Division Site #9955

Description: Parking lot between Buckland and Friday buildings.



Child & Family Services Division Site #9955

Description: Site security lighting pole.





Child & Family Services Division Site #9955

Description: The fence damage that a fallen tree caused.



Child & Family Services Division Site #9955

Description: View from parking towards Stewart Street.





Child & Family Services Division Site #9955

Description: Typical paving conditions at site (behind Boys & Girls Club).



Child & Family Services Division Site #9955

Description: View from Boys & Girls Club towards Roop Street.





Child & Family Services Division Site #9955  
Description: Typical sidewalk at site.



Child & Family Services Division Site #9955  
Description: Typical sidewalk condition.





Child & Family Services Division/Boys & Girls Club - Building #0294  
Description: The exterior of the building.



Child & Family Services Division/Boys & Girls Club - Building #0294  
Description: The exterior of the building.



Child & Family Services Division/Boys & Girls Club - Building #0294  
Description: The game area.



Child & Family Services Division/Boys & Girls Club - Building #0294  
Description: A typical office.





Child & Family Services Division/Boys & Girls Club Gym - Building #0295  
Description: The exterior of the building.



Child & Family Services Division/Boys & Girls Club Gym - Building #0295  
Description: The exterior of the building.





Child & Family Services Division/Boys & Girls Club Gym - Building #0295

Description: The interior of the building.



Child & Family Services Division/Rehabilitation Building (Vacant) - Building #0297  
Description: The exterior of the building.



Child & Family Services Division/Rehabilitation Building (Vacant) - Building #0297  
Description: The exterior of the building.





Child & Family Services Division/Rehabilitation Building (Vacant) - Building #0297  
Description: The exterior of the building.



Child & Family Services Division/Rehabilitation Building (Vacant) - Building #0297  
Description: The reception area.



Child & Family Services Division/Rehabilitation Building (Vacant) - Building #0297  
Description: View of ceiling in main entry area.



Child & Family Services Division/Rehabilitation Building (Vacant) - Building #0297  
Description: Typical office space in building.





Child & Family Services Division/Ice House - Building #0298  
Description: The interior of the building.



Child & Family Services Division/Ice House - Building #0298  
Description: The interior of the building.





Child & Family Services Division/Friday Station - Building #0299

Description: The exterior of the building.



Child & Family Services Division/Friday Station - Building #0299

Description: The interior of the building.



Child & Family Services Division/Friday Station - Building #0299  
Description: The interior of the building.





Child & Family Services Division/Ruby Station - Building #0300

Description: The exterior of the building.



Child & Family Services Division/Ruby Station - Building #0300

Description: The exterior of the building.





Child & Family Services Division/Ruby Station - Building #0300  
Description: The interior of the building.



Child & Family Services Division/Ruby Station - Building #0300  
Description: A storage area.





Child & Family Services Division/VOA Foster Care Housing - Building #0301  
Description: The exterior of the building.



Child & Family Services Division/VOA Foster Care Housing - Building #0301  
Description: The exterior of the building.





Child & Family Services Division/Sand Springs Station - Building #0302  
Description: The exterior of the building.



Child & Family Services Division/Sand Springs Station - Building #0302  
Description: The interior of the building.



Child & Family Serv. Division/Boys & Girls Club/Hispanic Services - Building #0303  
Description: Roof shingles missing, exterior of building.



Child & Family Serv. Division/Boys & Girls Club/Hispanic Services - Building #0303  
Description: Wind damage, exterior of building.





Child & Family Serv. Division/Boys & Girls Club/Hispanic Services - Building #0303  
Description: Tree damaging the overhand of building.



Child & Family Serv. Division/Boys & Girls Club/Hispanic Services - Building #0303  
Description: B & G section of building, main office area.





Child & Family Serv. Division/Boys & Girls Club/Hispanic Services - Building #0303  
Description: Hispanic Services section of building, main entrance area.



Child & Family Serv. Division/Boys & Girls Club/Hispanic Services - Building #0303  
Description: Hispanic Services section of building, conference room.



Child & Family Services Division/Mountain Springs Station - Building #0304  
Description: The exterior of the building.



Child & Family Services Division/Mountain Springs Station - Building #0304  
Description: The exterior of the building.





Child & Family Services Division/Mountain Springs Station - Building #0304  
Description: The interior of the building.



Child & Family Services Division/Mountain Springs Station - Building #0304  
Description: The interior of the building.





Child & Family Services Division/Buckland Station - Building #0305  
Description: The exterior of the building.



Child & Family Services Division/Buckland Station - Building #0305  
Description: The exterior of the building.



Child & Family Services Division/Buckland Station - Building #0305  
Description: The interior of the building.



Child & Family Services Division/Buckland Station - Building #0305  
Description: The break room.





Child & Family Services Division/Garage - Building #0307  
Description: The exterior of the building.



Child & Family Services Division/Education Center - Building #2309 1,650 square feet  
Description: The exterior of the building.



Child & Family Services Division/Education Center - Building #2309 1,650 square feet  
Description: The interior of the building with ceiling damage.





Child & Family Services Division/Quonset - Building #2313  
Description: The exterior of the building.



Child & Family Services Division/Quonset - Building #2313  
Description: The exterior of the building.