

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

# CHILDREN'S BEHAVIORAL SERVICES

2655 Enterprise Road  
Reno, Nevada

**Site Number: 9958**

**STATE OF NEVADA PUBLIC WORKS DIVISION  
FACILITY CONDITION ANALYSIS**



Report Printed in September 2021

State of Nevada  
Department of Health and 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 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: 9958

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
1468	BEHAVIORAL SERVICES HOUSING UNIT B 2655 Enterprise Road Reno	4000	1977	10/24/2017	\$180,300	\$2,800	\$60,000	\$243,100	\$1,200,000	20%
1467	BEHAVIORAL SERVICES HOUSING UNIT A 2655 Enterprise Road Reno	4000	1977	10/24/2017	\$180,300	\$0	\$60,000	\$240,300	\$1,200,000	20%
1466	ADMINISTRATION/CLASSROOM BUILDING 2655 Enterprise Road Reno	17210	1977	10/24/2017	\$262,500	\$395,075	\$258,150	\$915,725	\$5,163,000	18%
9958	CHILDREN'S BEHAVIORAL SERVICES SITE 2655 Enterprise Road Reno		1977	10/24/2017	\$212,900	\$122,900	\$0	\$335,800		0%
Report Totals.....:		25,210			\$836,000	\$520,775	\$378,150	\$1,734,925	\$7,563,000	23%

### 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**

<b>Building Name</b>	<b>Index #</b>
<b>CHILDREN'S BEHAVIORAL SERVICES SITE</b>	<b>9958</b>
<b>BEHAVIORAL SERVICES HOUSING UNIT B</b>	<b>1468</b>
<b>BEHAVIORAL SERVICES HOUSING UNIT A</b>	<b>1467</b>
<b>ADMINISTRATION/CLASSROOM BUILDING</b>	<b>1466</b>

**CHILDREN'S BEHAVIORAL SERVICES SITE**

SPWD Facility Condition Analysis - 9958

Survey Date: 10/24/2017

**CHILDREN'S BEHAVIORAL SERVICES SITE****BUILDING REPORT**

Children Behavioral Services provides services to children with behavioral and emotional needs. The site consists of a main Administration / Classroom building and two duplex style housing units. There is a parking area at the main building and separate parking areas for the two housing units. The ADA accessible parking at Housing Unit A is in need of modifications. The remainder of the site has concrete sidewalks of which many are classified as ramps. The upslope along the north side of the Administration building previously had some serious erosion and drainage issues that have been mostly corrected. There remain some erosion issues. Projects will address this and other items in the report.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$212,900****Currently Critical****Immediate to Two Years****ADA PARKING****Project Index #: 9958ADA1****Construction Cost \$66,500**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The existing ADA parking stalls throughout the campus do not entirely meet the requirements of the code. This project provides funding to bring the existing ADA parking areas up to code including updated signage, re-stripping, regrading and any other necessary upgrades. IBC - 2018, ICC/ANSI A117.1 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/23/2003 and 04/30/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/24/2017.

**ADA SIDEWALK UPGRADES****Project Index #: 9958ADA2****Construction Cost \$99,800**

The concrete sidewalks throughout the campus need replacement or modification. There are many areas that do not meet ADA guidelines and 2018 IBC Chapter 10, Section 1010 requirements for ramps including exceeding minimum slope requirements or missing rails and curbs at ramps. There are also many sections of concrete that have cracks due to settling or are spalling considerably. This project would provide for the removal and replacement of the concrete sidewalks. 5,000 SF of 4" thick concrete sidewalk was used for this estimate. A professional design should be commissioned for this project to determine the most cost effective construction. The design will incorporate current ADA requirements to ensure 100% compliance on all accessible routes-of-travel. IBC - 2018, ICC/ANSI A117.1 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/24/2017

**SITE DRAINAGE ISSUES****Project Index #: 9958SIT1****Construction Cost \$46,600**

The site has recurring problems with water pooling at the lower grassy area between the housing units. Some of this may be attributable to drainage problems at the site. Other problems may be a result from site irrigation. This project recommends installing a dry or French drain to minimize flooding and to carry off accumulations. This project includes trenching, installation of gravel in the trench, a 4 inch perforated pipe, more gravel, a non-woven fabric to prevent soil intrusion into the gravel and pipe, backfilling the trench, tamping to finish grade and removal of spoils or surplus soil. This project is recommended to coincide with the EROSION CONTROL project.

This project or a portion thereof was previously recommended in the FCA report dated 04/23/2003 and 04/30/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/24/2017.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$122,900****Necessary - Not Yet Critical****Two to Four Years****EROSION CONTROL****Project Index #: 9958SIT5****Construction Cost \$7,500**

On the north side of the Administration / Classroom Building, a retaining wall and rubble rock have been installed to protect the building from the slope up to McCarran Blvd. However, soil and debris have accumulated behind the wall allowing water and debris to flow over the wall. Sandbags have been installed to limit the overflow. This project recommends removing the accumulated soil and debris behind the retaining wall and re-establish drainage grade behind the wall to allow water to flow behind the wall.

**INSTALL EXTERIOR SITE LIGHTING****Project Index #: 9958SEC4****Construction Cost \$73,400**

The site has minimal site lighting in the parking lots and between the buildings which is a security and safety concern. This project would provide funding for purchase and installation of six 20'-0" high light poles including 30" diameter raised concrete bases, electrical trenching, conduit, wiring and connections to existing utilities.

This project or a portion thereof was previously recommended in the FCA report dated 04/23/2003 and 04/30/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/24/2017.

**SLURRY SEAL ASPHALT PAVING****Project Index #: 9958SIT3****Construction Cost \$42,000**

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. 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. 70,000 square feet of asphalt area was used to generate this estimate. It is recommended that the site drainage project be completed prior to this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/23/2003 and 04/30/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/24/2017.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$212,900</b>
<b>Priority Class 2:</b>	<b>\$122,900</b>
<b>Priority Class 3:</b>	<b>\$0</b>
<b>Grand Total:</b>	<b>\$335,800</b>

## BEHAVIORAL SERVICES HOUSING UNIT B BUILDING REPORT

The Housing Unit B building provides services to children with developmental, behavioral and emotional needs. The duplex contains bedrooms, bathrooms, living areas, a kitchen and dining area and other ancillary areas. It is a concrete masonry and wood framed structure with a composition shingle and single-ply roofing system. There is an ADA accessible route to the building from the parking area but the interior is lacking any ADA improvements. The facility is in fair shape.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$180,300**  
**Currently Critical** **Immediate to Two Years**

### ADA RESTROOM AND SHOWER UPGRADE

**Project Index #: 1468ADA1**  
**Construction Cost \$179,100**

The building does not have accessible restrooms or showers. The existing restrooms do not meet the ADA requirements. A complete retrofit including reconfiguring walls is necessary. This project would provide funding for remodeling the three restrooms per ADA regulations. Items may include a new sink, toilet, shower, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.

### CARBON MONOXIDE DETECTOR INSTALLATION

**Project Index #: 1468SFT1**  
**Construction Cost \$1,200**

This building is lacking a carbon monoxide detection system. 2018 IRC R315, IFC 2018 Section 1103.9 (Carbon Monoxide Detection for Existing Buildings) define requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. They shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance to the Authority Having Jurisdiction (AHJ), NFPA 720 and the manufacturer's instructions. This project would provide funding for the purchase and installation of carbon monoxide alarms in accordance with this code and the AHJ.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$2,800**  
**Necessary - Not Yet Critical** **Two to Four Years**

### EXHAUST FAN REPLACEMENT

**Project Index #: 1468HVA2**  
**Construction Cost \$2,800**

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

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$60,000**  
**Long-Term Needs** **Four to Ten Years**

### EXTERIOR FINISHES

**Project Index #: 1468EXT1**  
**Construction Cost \$40,000**

The exterior finishes are in fair condition. 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. It is recommended that this project be implemented in the next 5 to 6 years and is recommended on a cyclical basis based on environmental conditions. Elastomeric paint is recommended for the stucco portion of the building.



**Project Index #: 1468INT2**  
**Construction Cost \$20,000**

## **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 4 - 5 and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

## **BUILDING INFORMATION:**

<b>Gross Area (square feet):</b>	<b>4,000</b>	<b>IBC Occupancy Type 1:</b>	<b>100 % I-2</b>
<b>Year Constructed:</b>	<b>1977</b>	<b>IBC Occupancy Type 2:</b>	<b>%</b>
<b>Exterior Finish 1:</b>	<b>100 % Painted Stucco / EIFS</b>	<b>Construction Type:</b>	<b>Concrete Masonry and Wood</b>
<b>Exterior Finish 2:</b>	<b>%</b>	<b>IBC Construction Type:</b>	<b>V-A</b>
<b>Number of Levels (Floors):</b>	<b>1</b>	<b>Basement?</b>	<b>No</b>
		<b>Percent Fire Supressed:</b>	<b>100 %</b>

## **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$180,300</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$60.78</b>
<b>Priority Class 2:</b>	<b>\$2,800</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$1,200,000</b>
<b>Priority Class 3:</b>	<b>\$60,000</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$300</b>
<b>Grand Total:</b>	<b>\$243,100</b>	<b>FCNI:</b>	<b>20%</b>

**BEHAVIORAL SERVICES HOUSING UNIT A**

SPWD Facility Condition Analysis - 1467

Survey Date: 10/24/2017

**BEHAVIORAL SERVICES HOUSING UNIT A  
BUILDING REPORT**

The Housing Unit A building provides services to children with developmental, behavioral and emotional needs. The duplex contains bedrooms, bathrooms, living areas, a kitchen and dining area and other ancillary areas. It is a concrete masonry and wood framed structure with a composition shingle and single-ply roofing system. There is an ADA accessible route to the building from the parking area but the interior is lacking any ADA improvements. The facility is in fair shape.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$180,300****Currently Critical****Immediate to Two Years****ADA RESTROOM AND SHOWER UPGRADE****Project Index #: 1467ADA1****Construction Cost \$179,100**

The building does not have accessible restrooms or showers. The existing restrooms do not meet the ADA requirements. A complete retrofit including reconfiguring walls is necessary. This project would provide funding for remodeling the three restrooms per ADA regulations. Items may include a new sink, toilet, shower, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.

**CARBON MONOXIDE DETECTOR INSTALLATION****Project Index #: 1467SFT1****Construction Cost \$1,200**

This building is lacking a carbon monoxide detection system. 2018 IRC R315, IFC 2018 Section 1103.9 (Carbon Monoxide Detection for Existing Buildings) define requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. They shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance to the Authority Having Jurisdiction (AHJ), NFPA 720 and the manufacturer's instructions. This project would provide funding for the purchase and installation of carbon monoxide alarms in accordance with this code and the AHJ.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$60,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1467EXT1****Construction Cost \$40,000**

The exterior finishes are in fair condition. 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. It is recommended that this project be implemented in the next 5 to 6 years and is recommended on a cyclical basis based on environmental conditions. Elastomeric paint is recommended for the stucco portion of the building.

**INTERIOR FINISHES****Project Index #: 1467INT2****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 4 - 5 and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

Gross Area (square feet):	4,000	IBC Occupancy Type 1:	100 % I-2
Year Constructed:	1977	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Painted Stucco / EIFS	Construction Type:	Concrete Masonry and Wood
Exterior Finish 2:	%	IBC Construction Type:	V-A
Number of Levels (Floors):	1	Basement?	No
		Percent Fire Supressed:	100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$180,300	Project Construction Cost per Square Foot:	\$60.08
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$1,200,000
Priority Class 3:	\$60,000	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$240,300	FCNI:	20%

## ADMINISTRATION/CLASSROOM BUILDING BUILDING REPORT

The Administration/Classroom building provides services to children with developmental, behavioral and emotional needs. It contains administrative offices, classrooms, counseling rooms and other ancillary services and areas. It is a concrete masonry and wood framed structure with a composition shingle and single-ply roofing system. There is an ADA accessible route to the building from the parking area but the interior is lacking accessible signage, restrooms and other items. These items will be addressed in the report. The facility is in fair shape.

### PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$262,500

#### Currently Critical

#### Immediate to Two Years

### ADA RESTROOM UPGRADE

Project Index #: 1466ADA3

Construction Cost \$248,500

The Men's and Women's designated ADA restrooms do not meet the Americans with Disabilities Act (ADA) regulations. A retrofit is necessary to comply with 2018 IBC Chapter 11, ICC/ANSI A117.1 Sections 603 - 604 and the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Given the current configuration of the restrooms, the work will include the installation of a new toilet, sink, grab bars, faucets, mirrors, dispensers and hardware. Some minor design work will be required and may impact the final cost estimate. This estimate is for 5 restroom facilities. The removal and disposal of the old restroom fixtures is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/24/2017.

### POWER DOOR OPENER AND HARDWARE

Project Index #: 1466ADA1

Construction Cost \$10,000

The main entrances to this building are dual leaf, commercial grade aluminum and glass door assemblies. The hardware and configuration of the doors does not fully meet ADA requirements. This project recommends the installation of a power-assisted door opener for the main entrance and side entrance and includes the installation, related wiring and hardware.

This project or a portion thereof was previously recommended in the FCA report dated 04/23/2003 and 04/30/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/24/2017.

### SIGNAGE FOR ADA COMPLIANCE

Project Index #: 1466ADA2

Construction Cost \$4,000

Americans with Disabilities Act (ADA) regulations pertaining to building access, route of travel and restrooms has established building signage criteria for permanent spaces in buildings. The criteria include sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances, route of travel inside the building and restrooms.

Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 1998 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/23/2003 and 04/30/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/24/2017.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$395,075****Necessary - Not Yet Critical****Two to Four Years****HVAC CONTROLS UPGRADE****Project Index #: 1466HVA1****Construction Cost \$129,075**

The HVAC system controls are older and not efficient. There have been ongoing problems with the zone control valves, and a number have had to be replaced. The second floor is reported as too warm, and the main floor too cold. This project recommends the installation of an Energy Management System (EMS) for the entire site. This system will monitor and control the heating, ventilation, air conditioning and lighting equipment in the building through a central computer system. Electronic sensors will be installed on each piece of equipment which will feed information into the computer system. The maintenance staff can then control and monitor the equipment remotely which will significantly lower energy costs. Along with electricity, gas and water meters, this system will provide detailed reports on energy consumption allowing the maintenance staff to analyze and customize the energy used by the facility. This work should be performed concurrently with the "HVAC Upgrade" project.

This project or a portion thereof was previously recommended in the FCA report dated 04/23/2003 and 04/30/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/24/2017.

**HVAC UPGRADE****Project Index #: 1466HVA2****Construction Cost \$266,000**

The HVAC system is largely original to the building and is due for a major upgrade. This equipment has reached the end of its serviceable and expected life span and should be scheduled for replacement within the next two to three years. This project would provide for replacement of the two Weil-McLain boilers, the water treatment system and several other parts of the HVAC system including a broken gate valve and the boiler exhaust system. Cleaning of the existing ductwork, grills and diffusers, and balancing is included in the project. The estimate includes all utility connections as well as removal and disposal of the existing equipment. This work should be performed concurrently with the "HVAC Controls Upgrade" project.

This project or a portion thereof was previously recommended in the FCA report dated 04/30/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/24/2017.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$258,150****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1466EXT1****Construction Cost \$172,100**

The exterior finishes are in good condition. 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. It is recommended that this project be implemented in the next 8 to 9 years and is recommended on a cyclical basis based on environmental conditions. Elastomeric paint is recommended for the stucco portion of the building.

**INTERIOR FINISHES****Project Index #: 1466INT1****Construction Cost \$86,050**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 years and every 7 to 8 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

Gross Area (square feet):	17,210	IBC Occupancy Type 1:	100 % B
Year Constructed:	1977	IBC Occupancy Type 2:	%
Exterior Finish 1:	50 % Painted Stucco / EIFS	Construction Type:	Masonry and Wood Framing
Exterior Finish 2:	50 % Painted CMU	IBC Construction Type:	V-A
Number of Levels (Floors):	2	Basement?	No
		Percent Fire Supressed:	0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$262,500	Project Construction Cost per Square Foot:	\$53.21
Priority Class 2:	\$395,075	Total Facility Replacement Construction Cost:	\$5,163,000
Priority Class 3:	\$258,150	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$915,725	FCNI:	18%

**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



Children's Behavioral Services - Site #9958  
Description: Upper Parking Area & Needed Slurry Seal.



Children's Behavioral Services - Site #9958  
Description: Erosion Control Retaining Wall Upgrades.





Children's Behavioral Services - Site #9958

Description: Erosion Control Soil & Debris Cleanup Behind Retaining Wall.



Administration / Classroom - Building #1466

Description: ADA Restroom Upgrades for Required Clearances.





Administration / Classroom - Building #1466  
Description: Power Door Opener & Hardware Recommended.



Administration / Classroom - Building #1466  
Description: HVAC Systems & Controls Upgrade.



Behavioral Services Housing Unit A - Building #1467  
Description: Exterior Finishes of the Building.



Behavioral Services Housing Unit A - Building #1467  
Description: Typical Restroom Needing ADA Upgrade.





Behavioral Services Housing Unit A - Building #1467  
Description: Typical Living Space.



Behavioral Services Housing Unit B - Building #1468  
Description: Exterior Finishes of the Building.



Behavioral Services Housing Unit B - Building #1468  
Description: Typical Restroom Needing ADA Upgrade.



Behavioral Services Housing Unit B - Building #1468  
Description: View of Kitchen Area.



Behavioral Services Housing Unit B - Building #1468  
Description: Replace Restroom/Shower Exhaust Fans.