



DEPT OF HUMAN SERVICES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

NORTHWEST REGION

-

9958 - NORTHERN NEVADA CHILDREN'S BEHAVIORAL SERVICES
2655 ENTERPRISE RD
RENO, NV 89512-1666
WASHOE COUNTY

SURVEY DATE: 03/05/2025



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*The **FCA PROGRAM**, established by the State Public Works Division (SPWD), fulfills oversight responsibilities under NRS 341.128 (periodically inspect state-owned institutions) and NRS 331.110 (inventory of state property).*

*The **Property Portfolio Review** is a two-part evaluation offering an assessment of a property's condition and prioritized project recommendations with preliminary cost estimates.*

INTRODUCTION

The **Project Addendum** is part two of the **Property Portfolio Review**, building on the foundation of the Facility Insights report, which assesses the condition of the property and its facilities. It outlines post-assessment projects, categorized within the SPWD's building management system, by priority, status designation, and preliminary cost estimate. Building management components include ADA, culinary, electrical, energy, environmental, exterior, HVAC, interior, plumbing, safety, security, site, and structural systems.

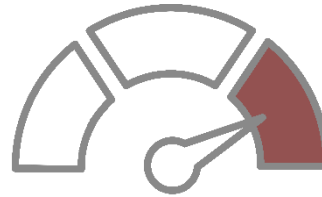
Projects are prioritized by urgency and address the most pressing needs effectively:

- **Priority 1, 0 - 2 years, Currently Critical:** Requires immediate action.
- **Priority 2, 2 - 4 years, Necessary – Not Yet Critical:** Preemptive attention to avoiding deterioration.
- **Priority 3, 4 - 10 years, Long Term Needs:** Investment planning and functional improvements.

Projects are assigned a status designation of **new, in progress, completed, deferred or canceled**. Preliminary cost estimates are based on multiple sources, including the **RS Means Cost Estimating Guide**, similar **SPWD construction projects**, and **contractor pricing**, factoring in labor, location, materials, profit, and overhead. **Soft costs** (design fees, testing, permits) are not include.



Disclaimer: Observations are limited to **accessible areas** and conditions present during the survey.
Accurate Forecasting: Updated estimates must be obtained that include soft costs and professional evaluations.

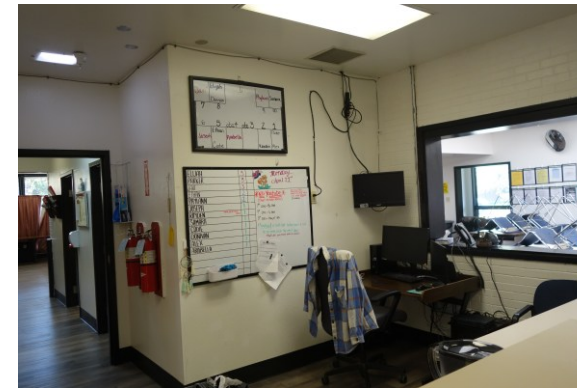


PRIORITY 1: CURRENTLY CRITICAL, REQUIRES IMMEDIATE ACTION

GROUP HOME - BUILDING #8A

\$731,215

PRIORITY 1
0 - 2 years



NEW BUILDING INTERIOR - 11/6/2025

0330-INT-6: SECURITY GLAZING ENCLOSURES

This project provides for the design and construction of security and safety glazing enclosures at the nurse stations. The scope includes installation of secure glazing systems with controlled access doorways between patient areas and central staff zones, as well as pass-through transaction windows at the nurse stations. The existing layout exposes staff to aggressive behavior and inadequate protection. These improvements will

enhance safety, allow staff to isolate in secure areas during incidents, and maintain visibility and communication with patient areas.

GROUP HOME - BUILDING #8A



\$630,210

PRIORITY 1
0 - 2 years

IN PROGRESS HVAC - 4/23/2024

0330-HVA-3: HVAC EQUIPMENT REPLACEMENT

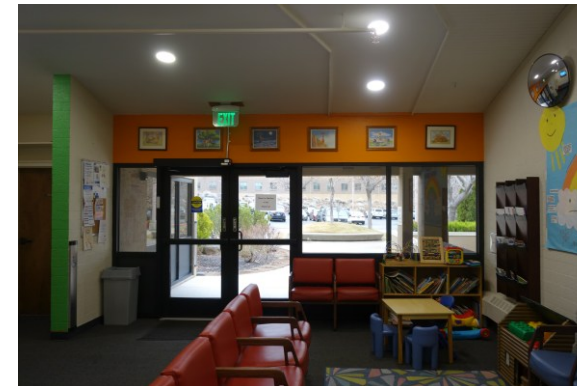
This project provides for the design and construction of a new multizone air handling system serving the Adolescent Treatment Center in Sparks. The scope includes replacement of the existing temporary rooftop units with a permanent high-efficiency air handling unit, along with associated temperature controls, piping, and ductwork. The project also includes removal of window-mounted evaporative coolers. The work is necessary to provide reliable heating and cooling capacity and

to replace emergency equipment installed following the failure of the original gas-fired multizone air handling unit.

ADMINISTRATION/CLASSROOM BUILDING

\$416,455

PRIORITY 1
0 - 2 years



NEW SECURITY - 11/10/2025

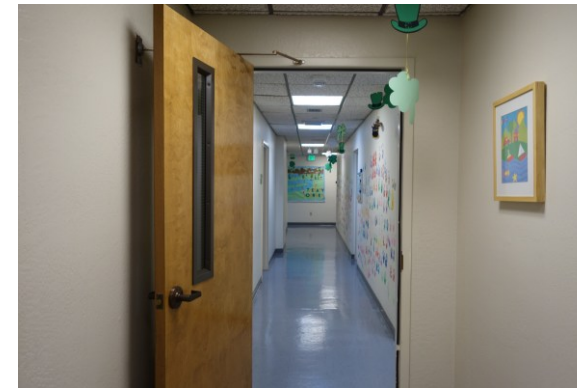
1466-SEC-0: SECURITY REMODEL

This project will design and construct a security remodel to the existing entry at the Northern Nevada Child and Adolescent Services Administration Building. Installing controls on existing primary entrance doors would limit access to secured building areas. Constructing an ADA, unisex restroom off the lobby would provide the public with a restroom facility that would not require access to secured building areas.

ADMINISTRATION/CLASSROOM BUILDING

\$258,150

PRIORITY 1
0 - 2 years



NEW ELECTRICAL - 11/10/2025

1466-ELE-4: LIGHTING UPGRADE

Upgrade existing fluorescent lighting systems throughout the facility to modern LED fixtures. The project includes removal and disposal of obsolete fluorescent luminaires and ballasts, installation of new energy-efficient LED fixtures, and rewiring as needed to meet current electrical codes. The upgrade will enhance illumination levels, reduce maintenance requirements,

and achieve significant energy savings and sustainability benefits.

ADMINISTRATION/CLASSROOM BUILDING

\$206,520

PRIORITY 1
0 - 2 years



REINSTATED BUILDING EXTERIOR - 11/10/2025

1466-EXT-1: EXTERIOR FINISHES

Maintaining the exterior finish is essential to preserve the building envelope, weather resistance, and overall appearance. This project provides for surface preparation, sanding, priming, painting, and caulking of all exterior components. Regular painting protects against moisture intrusion and deterioration of building materials. The building should be repainted on a

cyclical basis, typically every 5–7 years, to sustain long-term integrity and reduce major repair needs.

BUILDING #8N

\$200,835

PRIORITY 1
0 - 2 years



NEW ELECTRICAL - 11/10/2025

4527-ELE-1: LIGHTING UPGRADE

Upgrade existing fluorescent lighting systems throughout the facility to modern LED fixtures. The project includes removal and disposal of obsolete fluorescent luminaires and ballasts, installation of new energy-efficient LED fixtures, and rewiring as needed to meet current electrical codes. The upgrade will enhance illumination levels, reduce maintenance requirements,

and achieve significant energy savings and sustainability benefits.

BUILDING #8N

\$141,950

PRIORITY 1
0 - 2 years



NEW ENERGY SAVINGS - 11/10/2025

4527-ENR-1: WINDOW REPLACEMENT

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of approximately 85 units. Removal and disposal of the existing windows is included in this estimate.

GROUP HOME - BUILDING #8A

\$115,214

PRIORITY 1
0 - 2 years



IN PROGRESS BUILDING EXTERIOR - 11/6/2025

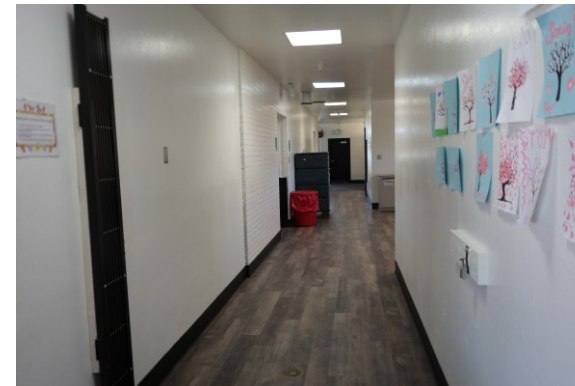
0330-EXT-6: ROOF REPLACEMENT - FULL

At the time of the survey, the building's roof was found to be in fair to poor condition. Harsh environmental conditions—including temperature fluctuations, consistent wind carrying sand and debris, and prolonged sun exposure—have accelerated the roof's deterioration. It is recommended that the building be re-roofed to align with the roofing program and address the aging system.

GROUP HOME - BUILDING #8A

\$78,555

PRIORITY 1
0 - 2 years



NEW ELECTRICAL - 11/7/2025

0330-ELE-1: LIGHTING UPGRADE

Upgrade existing fluorescent lighting systems throughout the facility to modern LED fixtures. The project includes removal and disposal of obsolete fluorescent luminaires and ballasts, installation of new energy-efficient LED fixtures, and rewiring as needed to meet current electrical codes. The upgrade will enhance illumination levels, reduce maintenance requirements,

and achieve significant energy savings and sustainability benefits.

GROUP HOME - BUILDING #8A



\$72,000

PRIORITY 1
0 - 2 years



REINSTATED ENERGY SAVINGS - 11/6/2025

0330-ENR-2: WINDOW REPLACEMENT

Constructed in 1977, the building retains its original dual-pane units set in metal frames that have become drafty and no longer provide adequate thermal performance. This project recommends replacing all windows with modern, high-efficiency dual-pane assemblies to improve energy conservation, comfort, and building envelope integrity. The scope includes removal and disposal of existing windows and

installation of new units with durable, low-maintenance framing and insulated glazing.

NORTHERN NEVADA CHILDREN'S BEHAVIORAL SERVICES SITE



\$70,000

PRIORITY 1
0 - 2 years



IN PROGRESS SITE ISSUES - 11/3/2025

9958-SIT-1: SITE DRAINAGE IMPROVEMENT

The site experiences recurring water pooling in the lower grassy area between the housing units. The condition appears related to poor surface drainage and site irrigation runoff. This project recommends installation of a subsurface drainage system, such as a dry well or French drain, to minimize flooding and direct water away from the area. Scope includes trenching, placement of gravel, installation of a 4-inch perforated pipe, additional

gravel, and a non-woven filter fabric to prevent soil intrusion. Work includes backfilling, compaction to finish grade, and removal of spoils or surplus soil. Coordination with the erosion control project is recommended to address site-wide drainage performance.

BEHAVIORAL SERVICES HOUSING UNIT A



\$48,000

PRIORITY 1
0 - 2 years



REINSTATED BUILDING EXTERIOR - 11/10/2025

1467-EXT-1: EXTERIOR FINISHES

Maintaining the exterior finish is essential to preserve the building envelope, weather resistance, and overall appearance. This project provides for surface preparation, sanding, priming, painting, and caulking of all exterior components. Regular painting protects against moisture intrusion and deterioration of building materials. The building should be repainted on a

cyclical basis, typically every 5–7 years, to sustain long-term integrity and reduce major repair needs.

BEHAVIORAL SERVICES HOUSING UNIT B



\$48,000

PRIORITY 1
0 - 2 years



REINSTATED BUILDING EXTERIOR - 11/10/2025

1468-EXT-1: EXTERIOR FINISHES

Maintaining the exterior finish is essential to preserve the building envelope, weather resistance, and overall appearance. This project provides for surface preparation, sanding, priming, painting, and caulking of all exterior components. Regular painting protects against moisture intrusion and deterioration of building materials. The building should be repainted on a

cyclical basis, typically every 5–7 years, to sustain long-term integrity and reduce major repair needs.

BUILDING #8N

\$28,000

PRIORITY 1
0 - 2 years



NEW SAFETY ISSUES - 11/10/2025

4527-SFT-1: EMERGENCY EGRESS OUTDOOR ACTIVITY YARD

The secured outdoor area adjacent to the building serves as a primary congregation space during evacuation or outdoor activities, but the existing perimeter fencing restricts emergency egress because the gate remains locked for patient security. This project provides a compliant means of egress that maintains required security by installing an emergency exit gate with panic hardware, controlled release, or other approved

device to allow rapid evacuation while maintaining secure containment. The design shall comply with NFPA 101, IBC Section 1008, and local fire marshal and behavioral health security requirements, and may integrate with existing alarm or staff-release systems for controlled egress.

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BUILDING #8N



No Image Available

\$25,000

PRIORITY 1
0 - 2 years

NEW ADA - 4/22/2025

4527-ADA-2: ACCESSIBLE PATH & EMERGENCY EGRESS UPGRADE

The exterior sidewalk serving as the primary path of egress and accessible route is deteriorated and uneven, with settlement and surface cracking creating trip hazards and non-compliant slopes. The condition affects both emergency evacuation and ADA accessibility. This project replaces the existing walkway to provide a smooth, stable, and slip-resistant surface meeting current ADA and building code requirements for accessible means of egress. Scope includes demolition of damaged concrete, base preparation, formwork, replacement of sidewalk

panels, and adjustment of adjoining grades to maintain compliant cross-slope and drainage.

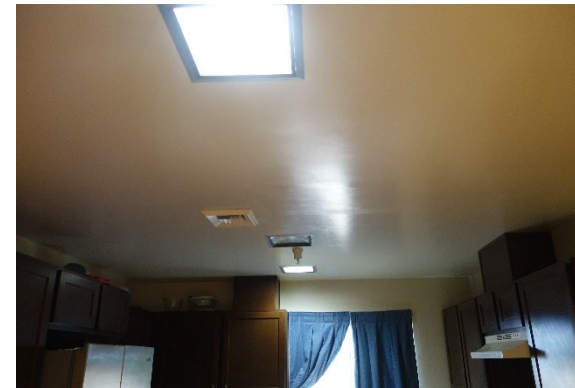
Assumptions: Standard 5 ft accessible width, 4" concrete with compacted base, 200 LF = 200 LF x 5 ft = 1,000 SF

BEHAVIORAL SERVICES HOUSING UNIT A



\$24,000

PRIORITY 1
0 - 2 years



REINSTATED BUILDING INTERIOR - 11/10/2025

1467-INT-2: INTERIOR FINISHES

This project provides for repainting of interior wall and trim surfaces to maintain appearance and protect finishes. The scope includes surface preparation, minor patching, priming, and application of two finish coats of low-VOC paint on gypsum board walls, doors, frames, trim, and ceilings within resident bedrooms, corridors, offices, and common areas such as the kitchen and dayroom.

BEHAVIORAL SERVICES HOUSING UNIT B

\$24,000

PRIORITY 1
0 - 2 years



REINSTATED BUILDING INTERIOR - 11/10/2025

1468-INT-2: INTERIOR FINISHES

This project provides for repainting of interior wall and trim surfaces to maintain appearance and protect finishes. The scope includes surface preparation, minor patching, priming, and application of two finish coats of low-VOC paint on gypsum board walls, doors, frames, trim, and ceilings within resident bedrooms, corridors, offices, and common areas such as the kitchen and dayroom.

ADMINISTRATION/CLASSROOM BUILDING



\$18,000

PRIORITY 1
0 - 2 years



NEW BUILDING EXTERIOR - 11/10/2025

1466-EXT-2: ROOF REPAIR

Although the roof was replaced in 2015, water continues to impact the front of the building due to improper drainage and flashing. Roof runoff flows toward the façade, causing staining, peeling paint, and moisture damage to soffit and wall surfaces. This project provides corrective measures to redirect water away from the building and repair affected roof areas. Scope includes inspection of drainage components, correction or

replacement of flashing and scuppers, installation of additional downspouts or diverters as needed, and repair of damaged fascia and soffit materials. All penetrations and repairs shall maintain warranty requirements and ensure positive drainage away from the building envelope..

ADMINISTRATION/CLASSROOM BUILDING



\$18,000

PRIORITY 1
0 - 2 years

NEW ELECTRICAL - 11/10/2025

1466-ELE-3: ARC FLASH & BREAKER COORDINATION STUDY

Arc flash and electrical breaker coordination studies have not been conducted or are overdue by more than five years. Current safety standards and electrical codes require these studies, along with arc flash labeling on all electrical panels to be performed every five years. This project will include the necessary coordination study, evaluation, adjustments, and labeling of the building's electrical distribution system.

BUILDING #8N



\$15,000

PRIORITY 1
0 - 2 years



NEW SITE ISSUES - 11/10/2025

4527-SIT-1: SLURRY OUTDOOR ACTIVITY AREA

The asphalt surface in the outdoor activity area is weathered and showing minor cracking and surface wear. This project provides slurry seal and localized patching to extend pavement life, improve appearance, and maintain a safe, uniform play surface. Scope includes cleaning, crack sealing, application of Type II or III slurry seal, and restriping or marking as needed.

Work will protect the existing pavement from further deterioration due to UV exposure and moisture intrusion.

GROUP HOME - BUILDING #8A



\$15,000

PRIORITY 1
0 - 2 years



NEW SITE ISSUES - 11/10/2025

0330-SIT-2: DETERIORATED ASPHALT REPLACEMENT

Repairing the damaged asphalt path of travel between Building 8A and Building 8N that youth and staff use every day. The deteriorated pavement has developed cracks, uneven areas, and trip hazards, creating a safety concern. Scope includes removal of damaged asphalt, base preparation, regrading to promote proper drainage, and placement of new asphalt paving. Work

shall restore a smooth, stable, and safe surface suitable for both pedestrian and light vehicular use.

BUILDING #8N

\$10,000

PRIORITY 1
0 - 2 years



NEW BUILDING INTERIOR - 11/10/2025

4527-INT-2: CEILING TILE REPLACEMENT

The existing suspended acoustic ceiling tiles are stained, sagging, or damaged from age and prior roof or mechanical leaks. This project replaces deteriorated tiles to restore a clean, uniform ceiling finish and maintain fire-resistive and acoustic properties. Scope includes removal and disposal of existing tiles, installation of new mineral-fiber acoustical panels compatible with the existing grid system, and replacement of

any damaged suspension components as needed. Work shall be coordinated with lighting and mechanical diffusers to maintain proper alignment and accessibility.

GROUP HOME - BUILDING #8A

\$ 4,320

PRIORITY 1
0 - 2 years



REINSTATED ADA - 11/7/2025

0330-ADA-4: ADA SIGNAGE

Provide ADA-compliant tactile and Braille signage for permanent common rooms, shared restrooms, and exit doors in the residential group home. Scope includes installation of compliant identification signs at common kitchen, dining, laundry, office, and utility spaces; standard ADA restroom symbols and room identification for shared facilities; and tactile exit signage at all egress doors. Private bedrooms and

in-suite bathrooms are exempt but may receive non-tactile room number labels for staff orientation.

GROUP HOME - BUILDING #8A

\$ 2,000

PRIORITY 1
0 - 2 years



NEW SITE ISSUES - 11/6/2025

0330-SIT-1: EXTERIOR WALKWAY IMPROVEMENTS

This project provides for the repair and releveling of concrete walkways around the building where sections have lifted or settled, creating uneven walking surfaces and potential trip hazards. The scope includes removal and replacement of damaged concrete slabs where necessary, grinding or mudjacking of minor displacement, and restoration of proper drainage and surface continuity. Work will ensure safe,

accessible pathways in compliance with ADA standards and reduce long-term maintenance associated with cracking and water intrusion. Estimate 10% of perimeter walkways.

NORTHERN NEVADA CHILDREN'S BEHAVIORAL SERVICES SITE

\$ 1,800

PRIORITY 1
0 - 2 years



NEW SITE ISSUES - 11/10/2025

9958-SIT-6: SIDEWALK REPAIR

Several sections of sidewalk around the site are cracked, settled, or uneven, creating potential trip hazards and drainage issues. This project provides for removal and replacement of damaged concrete panels to restore a safe, uniform walking surface. Scope includes demolition of cracked sidewalk panels, compaction of subgrade, placement of new 4-inch concrete with control joints, and finish matching adjacent surfaces. Minor

grading adjustments may be required to ensure proper drainage away from the building.

BEHAVIORAL SERVICES HOUSING UNIT A



No Image Available

\$ 1,500

PRIORITY 1
0 - 2 years

NEW BUILDING EXTERIOR - 11/17/2025

1467-EXT-4: EXTERIOR DOOR REPLACEMENT

The exterior door at Building A has deteriorated due to prolonged exposure to moisture. Water routinely settles in front of the doorway, causing the wood substrate to rot and the finish to peel. This project replaces the damaged door assembly with a new, weather-resistant exterior door and frame suitable for direct exposure. Scope includes removal and disposal of the existing door, installation of a new insulated metal or fiberglass door with weatherstripping and ADA-compliant threshold, and repainting or factory finishing to match adjacent construction. Work also includes minor site and threshold adjustments to

improve drainage away from the doorway and prevent future water damage.

BEHAVIORAL SERVICES HOUSING UNIT B

\$ 1,500

PRIORITY 1
0 - 2 years



NEW BUILDING EXTERIOR - 11/10/2025

1468-EXT-4: EXTERIOR DOOR REPLACEMENT

The exterior door at Building B has deteriorated due to prolonged exposure to moisture. Water routinely settles in front of the doorway, causing the wood substrate to rot and the finish to peel. This project replaces the damaged door assembly with a new, weather-resistant exterior door and frame suitable for direct exposure. Scope includes removal and disposal of the existing door, installation of a new insulated metal or fiberglass

door with weatherstripping and ADA-compliant threshold, and repainting or factory finishing to match adjacent construction. Work also includes minor site and threshold adjustments to improve drainage away from the doorway and prevent future water damage.

BEHAVIORAL SERVICES HOUSING UNIT A



\$ 1,200

PRIORITY 1
0 - 2 years



REINSTATED SAFETY ISSUES - 11/3/2025

1467-SFT-1: CARBON MONOXIDE DETECTOR INSTALLATION

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.

BEHAVIORAL SERVICES HOUSING UNIT B

\$ 1,200

PRIORITY 1
0 - 2 years

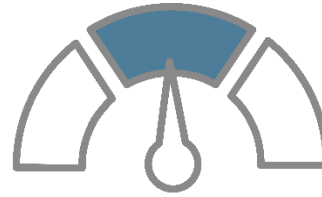


NEW SAFETY ISSUES - 11/17/2025

1468-SFT-2: CARBON MONOXIDE DETECTOR INSTALLATION

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 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

ADMINISTRATION/CLASSROOM BUILDING

\$30,000

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 11/10/2025

1466-INT-3: REPLACE FLOORING

The conference room currently has broadloom carpet that is worn and difficult to maintain. The adjacent kitchenette has small ceramic tile that is cracked and inconsistent with surrounding finishes. This project replaces both surfaces with luxury vinyl tile (LVT) for improved durability, visual cohesion, and ease of maintenance. The work includes removal of existing flooring, substrate preparation, and installation of new LVT

with appropriate transitions and resilient base. In addition, a section of vinyl composition tile (VCT) in the corridor is lifting; the cause is unknown and should be investigated prior to replacement to confirm the integrity of the substrate and moisture conditions.

BEHAVIORAL SERVICES HOUSING UNIT A



\$30,000

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 11/10/2025

1467-INT-4: FLOORING REPLACEMENT

The kitchen flooring has been replaced with luxury vinyl tile (LVT), but the remaining areas of the residence, excluding bathrooms, still have older flooring materials that are worn and inconsistent. This project replaces existing carpet and other finishes throughout living areas and bedrooms with new LVT to provide a cohesive appearance, improve durability, and reduce maintenance. Scope includes removal and disposal of existing

flooring, substrate preparation, installation of new commercial-grade LVT with resilient base, and transition strips at adjoining surfaces.

BEHAVIORAL SERVICES HOUSING UNIT B

\$30,000

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 11/10/2025

1468-INT-4: FLOORING REPLACEMENT

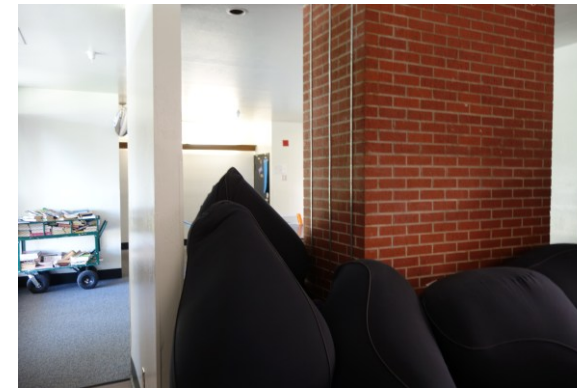
The kitchen flooring has been replaced with luxury vinyl tile (LVT), but the remaining areas of the residence, excluding bathrooms, still have older flooring materials that are worn and inconsistent. This project replaces existing carpet and other finishes throughout living areas and bedrooms with new LVT to provide a cohesive appearance, improve durability, and reduce maintenance. Scope includes removal and disposal of existing

flooring, substrate preparation, installation of new commercial-grade LVT with resilient base, and transition strips at adjoining surfaces.

GROUP HOME - BUILDING #8A

\$28,800

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 11/6/2025

0330-INT-7: FIREPLACE DEMOLITION - COMMON AREAS

This project removes the large masonry fireplaces located between the common rooms. The oversized floor-to-ceiling brick structures obstruct sightlines, restrict circulation, and present safety and seismic concerns in an occupied residential setting. Work includes demolition of the fireboxes, brick mass, chimney chase, and flue components; patching of walls, ceilings, floors, and roof penetrations; and restoring affected

mechanical and electrical systems. The fireplaces are no longer functional and create ongoing maintenance and safety issues. Estimated footprint per fireplace is approximately 36 SF.

BEHAVIORAL SERVICES HOUSING UNIT A

\$15,000

PRIORITY 2
2 - 4 years



NEW ELECTRICAL - 11/10/2025

1467-ELE-1: LIGHTING UPGRADE

Upgrade existing fluorescent lighting systems throughout the facility to modern LED fixtures. The project includes removal and disposal of obsolete fluorescent luminaires and ballasts, installation of new energy-efficient LED fixtures, and rewiring as needed to meet current electrical codes. The upgrade will enhance illumination levels, reduce maintenance requirements,

and achieve significant energy savings and sustainability benefits.

BEHAVIORAL SERVICES HOUSING UNIT B



\$15,000

PRIORITY 2
2 - 4 years



NEW ELECTRICAL - 11/10/2025

1468-ELE-1: LIGHTING UPGRADE

Upgrade existing fluorescent lighting systems throughout the facility to modern LED fixtures. The project includes removal and disposal of obsolete fluorescent luminaires and ballasts, installation of new energy-efficient LED fixtures, and rewiring as needed to meet current electrical codes. The upgrade will enhance illumination levels, reduce maintenance requirements,

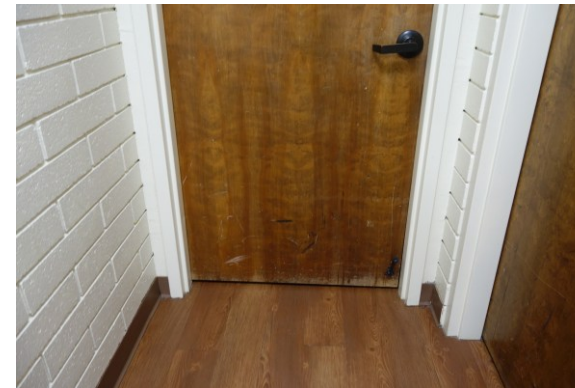
and achieve significant energy savings and sustainability benefits.

BEHAVIORAL SERVICES HOUSING UNIT A



\$ 3,500

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 11/10/2025

1467-INT-5: DOOR AND HARDWARE REPLACEMENT

Many interior doors and their lever hardware are worn, damaged, or no longer meet current ADA operational requirements. This project replaces affected doors and installs new ADA-compliant lever hardware to restore accessibility, safety, and reliable function. Scope includes removal of existing doors and locksets, installation of new solid-core doors with compliant lever hardware, and adjustment of frames, hinges,

latches, and strike plates for proper alignment and smooth operation. Finishes will match adjacent construction.

BEHAVIORAL SERVICES HOUSING UNIT B



\$ 3,500

PRIORITY 2
2 - 4 years

NEW BUILDING INTERIOR - 11/10/2025

1468-INT-5: DOOR AND HARDWARE REPLACEMENT

Many interior doors and their lever hardware are worn, damaged, or no longer meet current ADA operational requirements. This project replaces affected doors and installs new ADA-compliant lever hardware to restore accessibility, safety, and reliable function. Scope includes removal of existing doors and locksets, installation of new solid-core doors with compliant lever hardware, and adjustment of frames, hinges, latches, and strike plates for proper alignment and smooth operation. Finishes will match adjacent construction.

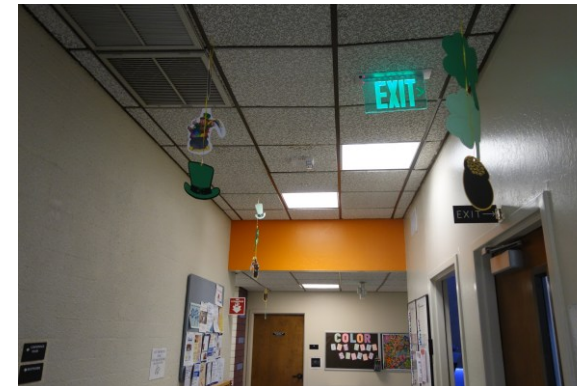


PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

ADMINISTRATION/CLASSROOM BUILDING

\$160,000

PRIORITY 3
4 - 10 years



REINSTATED BUILDING INTERIOR - 11/10/2025

1466-INT-1: INTERIOR FINISHES

This project provides for repainting of interior wall and trim surfaces to maintain appearance and protect finishes. The scope includes surface preparation, minor patching, priming, and application of two finish coats of low-VOC paint on gypsum board walls, doors, frames, trim, and ceilings.

BUILDING #8N



\$100,000

PRIORITY 3
4 - 10 years

NEW BUILDING INTERIOR - 11/10/2025

4527-INT-1: INTERIOR FINISHES

This project provides for repainting of interior wall and trim surfaces to maintain appearance and protect finishes. The scope includes surface preparation, minor patching, priming, and application of two finish coats of low-VOC paint on gypsum board walls, doors, frames, trim, and ceilings

NORTHERN NEVADA CHILDREN'S BEHAVIORAL SERVICES SITE



\$70,000

PRIORITY 3
4 - 10 years



REINSTATED SITE ISSUES - 11/10/2025

9958-SIT-3: SLURRY SEAL ASPHALT PAVING

It is important to maintain the asphalt concrete paving throughout the site to extend pavement life and prevent premature failure. This project provides for minor crack sealing and slurry sealing of all paved areas sitewide. Striping is included in the estimate. The work should be scheduled on a five-year cycle as part of ongoing preventive maintenance to preserve the integrity of the asphalt surface and reduce long-

term repair costs. Approximately 70,000 square feet of asphalt area was used to develop this estimate. The site drainage improvement project (9958SIT2) should be completed prior to this work to ensure long-term performance.

GROUP HOME - BUILDING #8A



\$46,000

PRIORITY 3
4 - 10 years



REINSTATED BUILDING INTERIOR - 11/6/2025

0330-INT-1: INTERIOR FINISHES

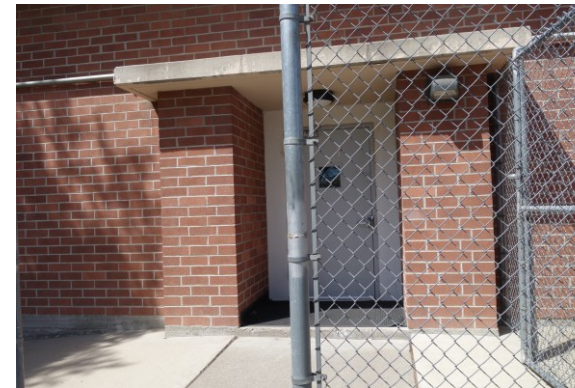
This project provides for repainting of interior wall and trim surfaces to maintain appearance and protect finishes. The scope includes surface preparation, minor patching, priming, and application of two finish coats of low-VOC paint on gypsum board walls, doors, frames, trim, and ceilings within resident bedrooms, corridors, offices, and common areas such as the kitchen and dayroom.

BUILDING #8N



\$36,000

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 11/10/2025

4527-EXT-1: EXTERIOR FINISHES

This project provides for cleaning and sealing of exterior brick masonry to maintain weather resistance and appearance. The scope includes sealing the brick surfaces; caulking around windows, flashing, fixtures, and other penetrations; and repainting non-masonry elements such as doors, frames, metal trim, fascia, and boxed eaves. This should be part of a recurring

maintenance cycle to preserve the integrity of the building envelope. Cost based on average \$2.50 per SF of wall area.

GROUP HOME - BUILDING #8A



\$36,000

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 11/6/2025

0330-EXT-5: EXTERIOR FINISHES

This project provides for cleaning and sealing of exterior brick masonry to maintain weather resistance and appearance. The scope includes sealing the brick surfaces; caulking around windows, flashing, fixtures, and other penetrations; and repainting non-masonry elements such as doors, frames, metal trim, fascia, and boxed eaves. This should be part of a recurring

maintenance cycle to preserve the integrity of the building envelope. Cost based on an average \$2.50 per SF of wall area.

APPENDIX A – BUILDING MANAGEMENT CATEGORIES

BUILDING SYSTEMS

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

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

FIGURE 3. Example: **9999ADA1** and **9999HVA2**



APPENDIX B – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	11/10/2025	Initial.
1	01/13/2026	Corrects errors identified in the original report.