

State of Nevada  
Department of Administration  
Public Works Division – Building and Grounds Section

# STEWART CAMPUS SITE

5500 Snyder Ave.  
Carson City, Nevada 89701

**Site Number: 9971**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report Printed in February 2021

State of Nevada  
Department of Administration  
Public Works Division – Building and Grounds Section

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.

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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
2160	#070 BARN (B&G STORAGE)	2160	1910	2/7/2020	\$40,000	\$21,000	\$0	\$61,000	\$54,000	113%
	5500 Snyder Ave								Stewart	
0423	#008 DOIT STORAGE	720	1930	2/7/2020	\$105,000	\$0	\$0	\$105,000	\$108,000	97%
	5500 Snyder Ave								Stewart	
0728	#046 STORAGE	2590	1938	2/7/2020	\$234,000	\$0	\$51,800	\$285,800	\$310,000	92%
	5500 Snyder Ave								Stewart	
0731	#057 HOUSING	3000	1939	2/7/2020	\$433,500	\$203,400	\$15,000	\$651,900	\$750,000	87%
	5500 Snyder Ave								Stewart	
0736	#067 NON-PROFIT	4862	1939	2/7/2020	\$728,700	\$230,400	\$48,600	\$1,007,700	\$1,215,500	83%
	5500 Snyder Ave								Stewart	
0454	#032 NON-PROFIT OFFICE	1800	1941	2/7/2020	\$374,900	\$46,700	\$21,400	\$443,000	\$540,000	82%
	5500 Snyder Ave								Stewart	
0455	#033 NON-PROFIT HOUSING	1729	1941	2/7/2020	\$321,860	\$92,600	\$10,200	\$424,660	\$518,700	82%
	5500 Snyder Ave								Stewart	
0441	#068A & 068B SHOPS (VACANT)	8588	1931	2/7/2020	\$1,252,600	\$0	\$0	\$1,252,600	\$1,530,000	82%
	5500 Snyder Ave								Stewart	
0729	#047 GARAGE (VACANT)	2183	1930	2/7/2020	\$163,700	\$0	\$43,700	\$207,400	\$260,000	80%
	5500 Snyder Ave								Stewart	
0727	#044 CAPITOL POLICE SUBSTATION	650	1937	2/7/2020	\$84,400	\$65,500	\$5,200	\$155,100	\$195,000	80%
	5500 Snyder Ave								Stewart	
0730	#048 NDOC STORAGE	4070	1920	2/7/2020	\$161,400	\$0	\$0	\$161,400	\$203,500	79%
	5500 Snyder Ave								Stewart	
0740	#056 GARAGE (VACANT)	2075	1963	2/7/2020	\$80,500	\$0	\$0	\$80,500	\$103,750	78%
	5500 Snyder Ave								Stewart	
0738	#092 CENTRAL HEAT PLANT	3825	1924	2/7/2020	\$471,500	\$98,300	\$0	\$569,800	\$765,000	74%
	5500 Snyder Ave								Stewart	
0743	#114 WAREHOUSE (VACANT)	3200	1925	2/7/2020	\$454,400	\$0	\$0	\$454,400	\$640,000	71%
	5500 Snyder Ave								Stewart	
0742	#112 BARN (VACANT)	2450	1925	2/7/2020	\$347,800	\$0	\$0	\$347,800	\$490,000	71%
	5500 Snyder Ave								Stewart	

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## Facility Condition Needs Index Report

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0732	#060 NON-PROFIT	1746	1939	2/7/2020	\$246,900	\$105,400	\$8,700	\$361,000	\$523,000	69%
	5500 Snyder Ave									
0735	#065 NON-PROFIT	2102	1937	2/7/2020	\$347,800	\$62,500	\$10,500	\$420,800	\$624,000	67%
	5500 Snyder Ave									
0739	#096 B&G WAREHOUSE	2710	1940	2/7/2020	\$338,000	\$13,600	\$13,600	\$365,200	\$542,000	67%
	5500 Snyder Ave									
0452	#030 WASHOE TRIBE (VACANT)	2569	1939	2/7/2020	\$364,700	\$56,000	\$0	\$420,700	\$642,200	66%
	5500 Snyder Ave									
0451	#029 WASHOE TRIBE (VACANT)	3231	1937	2/7/2020	\$458,700	\$70,000	\$0	\$528,700	\$807,700	65%
	5500 Snyder Ave									
2704	#087 WATER TOWER	900	1939	2/7/2020	\$411,400	\$0	\$211,800	\$623,200	\$1,000,000	62%
	5500 Snyder Ave									
0429	#015 KITCHEN/ DINING (VACANT)	11444	1923	2/7/2020	\$1,396,200	\$270,000	\$270,000	\$1,936,200	\$3,400,000	57%
	5500 Snyder Ave									
0450	#028 WASHOE TRIBE (VACANT)	3523	1937	2/7/2020	\$500,200	\$0	\$0	\$500,200	\$880,700	57%
	5500 Snyder Ave									
0438	#018 OFFICE (NDOC)	3700	1936	2/7/2020	\$528,400	\$54,600	\$22,000	\$605,000	\$1,100,000	55%
	5500 Snyder Ave									
0725	#036 WASHOE TRIBE (VACANT)	1500	1942	2/7/2020	\$213,000	\$33,000	\$0	\$246,000	\$450,000	55%
	5500 Snyder Ave									
0724	#035 WASHOE TRIBE (VACANT)	1500	1941	2/7/2020	\$213,000	\$33,000	\$0	\$246,000	\$450,000	55%
	5500 Snyder Ave									
0453	#031 WASHOE TRIBE (VACANT)	2388	1939	2/7/2020	\$339,100	\$52,000	\$0	\$391,100	\$716,400	55%
	5500 Snyder Ave									
0449	#027 WASHOE TRIBE (VACANT)	2254	1937	2/7/2020	\$319,900	\$49,000	\$0	\$368,900	\$676,200	55%
	5500 Snyder Ave									
0726	#037 QUARTERS (VACANT)	1433	1956	2/7/2020	\$203,400	\$31,000	\$0	\$234,400	\$429,900	55%
	5500 Snyder Ave									
0425	#011 QUARTERS (VACANT)	1182	1925	2/7/2020	\$172,200	\$11,800	\$0	\$184,000	\$354,600	52%
	5500 Snyder Ave									
0430	#045 BAND ROOM (VACANT)	2373	1931	2/7/2020	\$177,900	\$56,400	\$56,000	\$290,300	\$565,000	51%
	5500 Snyder Ave									



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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
0741	#110 HOUSING	2000	1939	2/7/2020	\$275,300	\$11,200	\$20,000	\$306,500	\$600,000	51%
	5500 Snyder Ave									
2159	#055 STORAGE (VACANT)	400		4/3/2013	\$5,000	\$0	\$0	\$5,000	\$10,000	50%
	5500 Snyder Ave									
0428	#120 PUMP HOUSE (VACANT)	220	1925	2/7/2020	\$0	\$5,500	\$0	\$5,500	\$11,000	50%
	5500 Snyder Ave									
2162	#102 INFIRMARY (VACANT)	3000	1904	2/7/2020	\$440,400	\$0	\$0	\$440,400	\$900,000	49%
	5500 Snyder Ave									
0733	#061 (VACANT)	1630	1949	2/7/2020	\$219,700	\$8,200	\$0	\$227,900	\$489,000	47%
	5500 Snyder Ave									
0431	#089 ADMINISTRATION (NDOC)	17545	1931	2/7/2020	\$2,448,900	\$196,000	\$210,000	\$2,854,900	\$6,260,000	46%
	5500 Snyder Ave									
0421	#004 STEWART INDIAN COMMISSION (STORAGE)	662	1938	2/7/2020	\$86,600	\$0	\$16,600	\$103,200	\$231,700	45%
	5500 Snyder Ave									
0442	#019 OLD POST OFFICE	1646	1926	2/7/2020	\$123,400	\$19,500	\$39,000	\$181,900	\$412,000	44%
	5500 Snyder Ave									
2161	#094 PUMP HOUSE	183	1938	2/7/2020	\$13,700	\$1,800	\$0	\$15,500	\$36,000	43%
	5500 Snyder Ave									
0424	#009 RESIDENCE (P.O.S.T.)	2222	1939	2/7/2020	\$182,600	\$78,900	\$24,310	\$285,810	\$666,600	43%
	5500 Snyder Ave									
0422	#006 ADMINISTRATION (P.O.S.T.)	18743	1930	2/7/2020	\$2,548,200	\$44,900	\$203,700	\$2,796,800	\$6,560,000	43%
	5500 Snyder Ave									
0437	#016 DORMITORY (VACANT)	8416	1942	2/7/2020	\$831,200	\$200,000	\$0	\$1,031,200	\$2,524,800	41%
	5500 Snyder Ave									
0443	#021 DORMITORY (VACANT)	8662	1937	2/7/2020	\$649,600	\$205,000	\$205,000	\$1,059,600	\$2,598,600	41%
	5500 Snyder Ave									
0447	#025 DORMITORY (VACANT)	6395	1937	2/7/2020	\$479,700	\$150,000	\$150,000	\$779,700	\$1,920,000	41%
	5500 Snyder Ave									
0446	#024 DORMITORY (VACANT)	6395	1937	2/7/2020	\$479,700	\$150,000	\$150,000	\$779,700	\$1,920,000	41%
	5500 Snyder Ave									
0445	#023 DORMITORY (VACANT)	6395	1937	2/7/2020	\$479,700	\$150,000	\$150,000	\$779,700	\$1,920,000	41%
	5500 Snyder Ave									

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0444	#022 DMV & PS STORAGE (VACANT)	6395	1937	2/7/2020	\$479,700	\$150,000	\$150,000	\$779,700	\$1,920,000	41%
	5500 Snyder Ave									
	Stewart									
0456	#034 WASHOE TRIBE (VACANT)	1729	1941	2/7/2020	\$129,600	\$38,000	\$34,600	\$202,200	\$518,700	39%
	5500 Snyder Ave									
	Stewart									
0737	#084 B&G SHOP	4581	1931	2/7/2020	\$381,300	\$18,000	\$45,810	\$445,110	\$1,145,250	39%
	5500 Snyder Ave									
	Stewart									
0420	#003 STEWART INDIAN ADMINISTRATION BLDG	5917	1930	2/7/2020	\$617,600	\$59,400	\$70,400	\$747,400	\$2,071,000	36%
	5500 Snyder Ave									
	Stewart									
0744	#116 HOUSING	1198	1963	2/7/2020	\$26,000	\$37,700	\$22,100	\$85,800	\$249,500	34%
	5500 Snyder Ave									
	Stewart									
0427	#090 AUDITORIUM (B&G) (VACANT)	5857	1925	2/7/2020	\$457,000	\$0	\$140,000	\$597,000	\$1,743,000	34%
	5500 Snyder Ave									
	Stewart									
0734	#062 HOUSING	1630	1960	2/7/2020	\$33,000	\$87,700	\$16,300	\$137,000	\$407,500	34%
	5500 Snyder Ave									
	Stewart									
0745	#117 HOUSING	1203	1963	2/7/2020	\$26,100	\$36,300	\$21,100	\$83,500	\$250,000	33%
	5500 Snyder Ave									
	Stewart									
0439	#020 OLD GYM (VACANT)	11933	1938	2/7/2020	\$954,900	\$0	\$0	\$954,900	\$2,983,200	32%
	5500 Snyder Ave									
	Stewart									
0436	#014 QUARTERS (VACANT)	1430	1939	2/7/2020	\$136,300	\$0	\$0	\$136,300	\$429,000	32%
	5500 Snyder Ave									
	Stewart									
0686	#012 DORMITORY (P.O.S.T.)	14572	1941	2/7/2020	\$1,167,800	\$283,500	\$145,800	\$1,597,100	\$5,200,000	31%
	5500 Snyder Ave									
	Stewart									
0687	#013 DORM (DMV & PS)	14572	1941	2/7/2020	\$1,167,800	\$250,400	\$145,800	\$1,564,000	\$5,200,000	30%
	5500 Snyder Ave									
	Stewart									
0747	#119 HOUSING	1203	1963	2/7/2020	\$26,100	\$32,000	\$13,200	\$71,300	\$250,000	29%
	5500 Snyder Ave									
	Stewart									
0440	#160 NEW GYM	37150	1973	2/7/2020	\$1,094,200	\$1,497,000	\$371,550	\$2,962,750	\$11,053,000	27%
	5500 Snyder Ave									
	Stewart									
2163	#108 GARAGE (VACANT)	750	1929	2/7/2020	\$0	\$10,000	\$0	\$10,000	\$37,500	27%
	5500 Snyder Ave									
	Stewart									
0746	#118 FAMILY SHELTER	1198	1963	2/7/2020	\$26,100	\$6,800	\$14,200	\$47,100	\$249,500	19%
	5500 Snyder Ave									
	Stewart									

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## Facility Condition Needs Index Report

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2157	#161 WATER PLANT	938	1978	2/7/2020	\$0	\$18,000	\$9,400	\$27,400	\$257,950	11%
	5500 Snyder Ave									
	Stewart									
2702	#107 GARAGE	676	1964	2/7/2020	\$0	\$0	\$6,780	\$6,780	\$80,000	8%
	5500 Snyder Ave									
	Stewart									
0433	#017 SCHOOL (NDOC)	41826	1964	2/7/2020	\$0	\$249,000	\$644,000	\$893,000	\$14,930,000	6%
	5500 Snyder Ave									
	Stewart									
0426	#002 MUSEUM WELCOME CENTER	362	1926	2/7/2020	\$0	\$0	\$4,400	\$4,400	\$86,150	5%
	5500 Snyder Ave									
	Stewart									
2703	#089 UTILITY ROOM	120	2000	2/7/2020	\$0	\$0	\$1,200	\$1,200	\$24,000	5%
	5500 Snyder Ave									
	Stewart									
0989	#107 STATE FIRE MARSHAL	32832	1963	2/7/2020	\$33,400	\$130,100	\$262,700	\$426,200	\$11,700,000	4%
	5500 Snyder Ave									
	Stewart									
0419	#001 STEWART INDIAN SCHOOL MUSEUM	5602	1923	2/7/2020	\$4,000	\$0	\$66,600	\$70,600	\$1,999,914	4%
	1 Jacobsen Way									
	Stewart									
9971	STEWART CAMPUS SITE		1890	2/7/2020	\$75,000	\$278,700	\$0	\$353,700		0%
	5500 Snyder Ave									
	Stewart									
0448	#026 CULTURAL RESOURCE OFFICE	1828	1937	2/7/2020	\$0	\$0	\$0		\$365,600	
	5500 Snyder Ave									
	Stewart									
Report Totals.....:		368,473			\$27,584,660	\$6,059,800	\$4,143,050	\$37,787,510	\$111,055,614	34%

## 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.

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**STEWART CAMPUS SITE**

SPWD Facility Condition Analysis - 9971

Survey Date: 2/7/2020

## **STEWART CAMPUS SITE BUILDING REPORT**

The Stewart Campus Site originally was home to the Stewart Indian School which has multiple structures on 109 acres. It was named after Nevada's first U. S. Senator, William Morris Stewart. The school was in operation from 1890 until 1980. The Federal government quit claimed the property and associated structures to the State of Nevada in 1982. There are three sources of water that supply the Stewart site: an on-site well supplying the water tower, municipal city water, and surface water supplied by Clear Creek water diversion. In 2017 a major investment was made to convert the entire domestic and fire water infrastructure to the municipal city water system removing the wells from domestic water supply. Currently, the on-site well and Clear Creek water diversion are dedicated to irrigation water for the site. The site is also served by natural gas, electricity, and city sewer. There is also an interpretative walk which starts at a kiosk providing brochures and kiosks which provide an audio description of key structures and their uses by dialing the displayed phone number and instructions. This system is not ADA compliant. This site is on the National Register of Historical Places; therefore, all projects are subject to review and approval by SHPO.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$75,000****Currently Critical****Immediate to Two Years****Project Index #: 9971PLM2****IRRIGATION WATER SYSTEM UPGRADE****Construction Cost \$75,000**

The existing water tower is still in use to supply irrigation water to the site. Structural upgrades to the water tower have not been done. Structural analysis performed by Melvyn Green and Assoc. defined the need for upgrades based on various water levels in the water tower tank. Based on the analysis, structural upgrades were required for all water levels in the tank. Currently, water tower usage is limited to seasonal irrigation demands. This project recommends upgrading the well pumping infrastructure to replace the water tower's function and permanently remove the water tower from service.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$278,700****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9971SIT9****CRACK FILL & SEAL ASPHALT PAVING****Construction Cost \$216,000**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving sitewide including access roads and parking areas. 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.

300,000 square feet of asphalt area was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 9971SIT10****SIDEWALK REPLACEMENT****Construction Cost \$62,700**

Some of the sidewalks serving the buildings and recreation areas on this site have deteriorated and are failing. In some areas cracks wider than four inches have been identified, and there is settling in many locations. This project addresses removal and replacement of existing sidewalks as needed. 5,000 SF of 4" thick concrete sidewalk was used for this estimate.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$75,000
Priority Class 2:	\$278,700
Priority Class 3:	\$0
Grand Total:	\$353,700

## #087 WATER TOWER

SPWD Facility Condition Analysis - 2704

Survey Date: 2/7/2020

## #087 WATER TOWER

## BUILDING REPORT

The Water Tower is approximately 75,000 gallon elevated water storage structure which supplies irrigation water to the Stewart Campus Site. The tank's water is pumped from an on-site well and gravity feeds the irrigation system. Based on structural analysis of the tower under CIP 03-S04D, the tower required a retrofit at all water levels in the tank. It is noted that the seismic analysis did not calculate if structural improvements were necessary for a decommissioned empty water tower.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$411,400

Currently Critical

Immediate to Two Years

Project Index #: 2704SFT1

Construction Cost \$411,400

## STRUCTURAL REPAIR

A seismic analysis was performed on the water tower under CIP 03-S04D in which structural improvements were necessary at all levels of water stored in the tower. In order to remain operational and prevent collapse in a major earthquake, the seismic retrofitting will address the tower's structure and foundations. This project will provide the funding to structurally retrofit the existing water tower and foundation.

## PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$211,800

Long-Term Needs

Four to Ten Years

Project Index #: 2704EXT1

Construction Cost \$211,800

## EXTERIOR FINISHES

The finish is in good condition. It is important to maintain the finish, weather resistance and appearance of the water tower. This project would provide for the painting of the water tower and caulking of the joints to maintain it in a good, weather tight condition. It is recommended that this project be implemented in the next 8 - 9 years and is recommended on a cyclical basis based on environmental conditions.

## BUILDING INFORMATION:

Gross Area (square feet): 900	IBC Occupancy Type 1: 100 % U
Year Constructed: 1939	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Steel	Construction Type: Structural Steel
Exterior Finish 2: 0 %	IBC Construction Type: I-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$411,400	Project Construction Cost per Square Foot:	\$692.44
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$1,000,000
Priority Class 3:	\$211,800	Facility Replacement Cost per Square Foot:	\$1,111
Grand Total:	\$623,200	FCNI:	62%

## #089 UTILITY ROOM

SPWD Facility Condition Analysis - 2703

Survey Date: 2/7/2020

## #089 UTILITY ROOM

## BUILDING REPORT

The Utility Room building is located in the courtyard of Building #089. It is a concrete masonry unit and wood framed structure which houses the mechanical equipment for Building #089. The building has an asphalt composition roofing system and a concrete slab-on-grade foundation. It is in good condition.

## PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$1,200

## Long-Term Needs

## Four to Ten Years

Project Index #: 2703EXT0

## EXTERIOR FINISHES

Construction Cost \$600

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are painting the wood finishes, cleaning and sealing the concrete masonry units and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2703INT1

## INTERIOR FINISHES

Construction Cost \$600

The interior finishes are in fair condition. It is recommended that the interior CMU walls be sealed at least once in the next 5 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

## BUILDING INFORMATION:

Gross Area (square feet): 120

IBC Occupancy Type 1: 100 % U-1

Year Constructed: 2000

IBC Occupancy Type 2: 0 %

Exterior Finish 1: 100 % Concrete Masonry

Construction Type: Concrete Masonry Unit and Wood

Exterior Finish 2: 0 %

IBC Construction Type: V-B

Number of Levels (Floors): 1 Basement? No

Percent Fire Suppressed: 0 %

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0

Project Construction Cost per Square Foot: \$10.00

Priority Class 2: \$0

Total Facility Replacement Construction Cost: \$24,000

Priority Class 3: \$1,200

Facility Replacement Cost per Square Foot: \$200

Grand Total: \$1,200

FCNI: 5%

## #107 GARAGE

SPWD Facility Condition Analysis - 2702

Survey Date: 2/7/2020

## #107 GARAGE BUILDING REPORT

Building #107 Garage is a brick masonry structure with a low slope single-ply roofing system on a concrete slab-on-grade foundation. It is located on the north side of Building #107 State Fire Marshal building and is in good condition.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$6,780****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2702EXT1****Construction Cost \$3,400**

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, painting the concrete roof eaves and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES****Project Index #: 2702INT1****Construction Cost \$3,380**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 5 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.

**BUILDING INFORMATION:**

Gross Area (square feet): 676	IBC Occupancy Type 1: 100 % U-1
Year Constructed: 1964	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Brick Masonry	Construction Type: Brick and Wood Framing
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1      Basement? No	Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.03
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$80,000
Priority Class 3:	\$6,780	Facility Replacement Cost per Square Foot:	\$118
Grand Total:	\$6,780	FCNI:	8%

## #108 GARAGE (VACANT)

SPWD Facility Condition Analysis - 2163

Survey Date: 2/7/2020

## #108 GARAGE (VACANT)

## BUILDING REPORT

Building #108 Garage is an unreinforced stone masonry and wood framed structure located at the south end of the Stewart Campus Site. No seismic retrofit improvements have been done on this structure. This building is in an extremely poor condition and is showing signs of possible structural collapse. These issues will be addressed with a project recommendation in the report.

## PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$10,000

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 2163EXT2

## DEMOLISH STRUCTURE

Construction Cost \$10,000

The building is an old garage that is no longer in use. It has significant structural failures and the roof has completely deteriorated. It is recommended that this structure be demolished.

## BUILDING INFORMATION:

Gross Area (square feet): 750	IBC Occupancy Type 1: 100 % U
Year Constructed: 1929	IBC Occupancy Type 2: %
Exterior Finish 1: 90 % Stone Masonry	Construction Type: Stone Masonry and Wood
Exterior Finish 2: 10 % Wood Siding	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$13.33
Priority Class 2:	\$10,000	Total Facility Replacement Construction Cost:	\$38,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$10,000	FCNI:	26%

## #102 INFIRMARY (VACANT)

SPWD Facility Condition Analysis - 2162

Survey Date: 2/7/2020

## #102 INFIRMARY (VACANT)

## BUILDING REPORT

Building #102 Infirmary is an unreinforced stone masonry and wood framed structure located at the southeast end of the Stewart Campus Site. No seismic retrofit improvements have been done on this structure. This building is in poor condition. It is not occupied and there are no plans for future occupation.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$440,400

Currently Critical

Immediate to Two Years

## CONSERVE AND PROTECT VACANT BUILDING

Project Index #: 2162EXT2

Construction Cost \$74,400

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## SEISMIC RETROFIT ROOF STRUCTURE

Project Index #: 2162SFT2

Construction Cost \$141,000

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## SEISMIC RETROFIT WALLS

Project Index #: 2162SFT1

Construction Cost \$225,000

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## BUILDING INFORMATION:

Gross Area (square feet): 3,000	IBC Occupancy Type 1: 100 % B
Year Constructed: 1904	IBC Occupancy Type 2: %
Exterior Finish 1: 60 % Stone Masonry	Construction Type: Stone Masonry and Wood
Exterior Finish 2: 40 % Wood Siding	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$440,400	Project Construction Cost per Square Foot:	\$146.80
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$900,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$440,400	FCNI:	49%



## #094 PUMP HOUSE

SPWD Facility Condition Analysis - 2161

Survey Date: 2/7/2020

## #094 PUMP HOUSE

## BUILDING REPORT

The Pump House is an old unreinforced stone masonry structure located adjacent to the water tower. No seismic retrofit improvements have been done on this structure. A well and pumping equipment was located in this building but has since been abandoned. It currently houses communication equipment.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$13,700****Currently Critical****Immediate to Two Years****Project Index #: 2161SIT1****SEISMIC RETROFIT WALLS****Construction Cost \$13,700**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$1,800****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2161EXT1****EXTERIOR FINISHES****Construction Cost \$1,800**

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

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 183	<b>IBC Occupancy Type 1:</b> 100 % U
<b>Year Constructed:</b> 1938	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Stone Masonry	<b>Construction Type:</b> Stone Masonry
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1	<b>Percent Fire Suppressed:</b> 0 %
<b>Basement?</b> No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$13,700</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$84.70</b>
<b>Priority Class 2:</b>	<b>\$1,800</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$36,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$197</b>
<b>Grand Total:</b>	<b>\$15,500</b>	<b>FCNI:</b>	<b>43%</b>

## #070 BARN (B&amp;G STORAGE)

SPWD Facility Condition Analysis - 2160

Survey Date: 2/7/2020

## #070 BARN (B&amp;G STORAGE)

## BUILDING REPORT

Building #070 Barn is used by Building and Grounds for storage. It is a wood framed structure located in the southwest area of the Stewart Campus Site. The uninsulated building is in poor condition inside and out.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$40,000****Currently Critical****Immediate to Two Years****Project Index #: 2160EXT1****ROOF REPLACEMENT****Construction Cost \$40,000**

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

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$21,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2160EXT2****EXTERIOR FINISHES****Construction Cost \$21,000**

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

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 2,160	<b>IBC Occupancy Type 1:</b> 100 % U
<b>Year Constructed:</b> 1910	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 50 % Wood Siding	<b>Construction Type:</b> Wood Framing
<b>Exterior Finish 2:</b> 50 % Corrugated Metal	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1 <b>Basement?</b> No	<b>Percent Fire Suppressed:</b> 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$40,000	<b>Project Construction Cost per Square Foot:</b> \$28.24
<b>Priority Class 2:</b> \$21,000	<b>Total Facility Replacement Construction Cost:</b> \$54,000
<b>Priority Class 3:</b> \$0	<b>Facility Replacement Cost per Square Foot:</b> \$25
<b>Grand Total:</b> \$61,000	<b>FCNI:</b> 113%

## #055 STORAGE (VACANT)

SPWD Facility Condition Analysis - 2159

Survey Date: 4/3/2013

## #055 STORAGE (VACANT)

## BUILDING REPORT

Building #055 Storage is an old garage or shop style structure which is wood framed. It has a dirt floor and has a corrugated composite siding which may contain asbestos. The roof is leaking, and it appears that it is not used any longer. The building is in poor condition and should be demolished.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$5,000

Currently Critical

Immediate to Two Years

Project Index #: 2159SEC1

## BUILDING DEMOLITION

Construction Cost \$5,000

This building is dilapidated, damaged and is no longer being used. This project would provide for the removal of the structure. This site is on the National Registrar of Historic Places and any request to remove this structure will have to be approved by them prior to proceeding with any demolition.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## BUILDING INFORMATION:

Gross Area (square feet): 400	IBC Occupancy Type 1: 100 % U-1
Year Constructed:	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Corrugated Panels	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-N
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$5,000	Project Construction Cost per Square Foot:	\$12.50
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$10,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$5,000	FCNI:	50%

## #161 WATER PLANT

SPWD Facility Condition Analysis - 2157

Survey Date: 2/7/2020

## #161 WATER PLANT

## BUILDING REPORT

The Water Plant is a concrete masonry unit and steel structure which contains treatment facilities for the domestic water supplied to the Stewart Camp and others. The roof is concrete and steel with a rolled asphalt roofing material. There is a chlorine leak detection system in the building and it is in good condition. This facility is maintained by the State Buildings and Grounds Section's Marlette Water System Manager.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$18,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2157EXT2****ROOF REPLACEMENT****Construction Cost \$18,000**

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

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$9,400****Long-Term Needs****Four to Ten Years****Project Index #: 2157EXT1****EXTERIOR FINISHES****Construction Cost \$4,700**

The building exterior is in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 2157INT1****INTERIOR FINISHES****Construction Cost \$4,700**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 938	<b>IBC Occupancy Type 1:</b> 100 % H-4
<b>Year Constructed:</b> 1978	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Painted CMU	<b>Construction Type:</b> Concrete Masonry Units and Steel
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> I-B
<b>Number of Levels (Floors):</b> 1 <b>Basement?</b> No	<b>Percent Fire Suppressed:</b> 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$0	<b>Project Construction Cost per Square Foot:</b> \$29.21
<b>Priority Class 2:</b> \$18,000	<b>Total Facility Replacement Construction Cost:</b> \$258,000
<b>Priority Class 3:</b> \$9,400	<b>Facility Replacement Cost per Square Foot:</b> \$275
<b>Grand Total:</b> \$27,400	<b>FCNI:</b> 11%

## #107 STATE FIRE MARSHAL

SPWD Facility Condition Analysis - 0989

Survey Date: 2/7/2020

## #107 STATE FIRE MARSHAL BUILDING REPORT

The State Fire Marshal and the Nevada Division of Investigation's offices are located in this building. It is a brick masonry and precast concrete structure with a concrete foundation. It has a steel deck and concrete roof with a single-ply roof membrane. The facility contains offices, training areas, storage, and restrooms. The building is not fully ADA accessible but does have a new fire sprinkler system. The heating and cooling is provided by multiple split HVAC units and a boiler - air cooled chiller configuration.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$33,400****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE COUNTER****Project Index #: 0989ADA5****Construction Cost \$2,400**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The entrance to the Traffic Safety Office and the Investigations Office have service counters for the public to approach which do not meet current requirements. Section 904.4 of the ADA Standards For Accessible Design states that a portion of the counter surface that is 36" long minimum and 36" high maximum above the finish floor shall be provided. This project will provide an accessible counter space in accordance with this requirement for each office. 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**ADA RESTROOM UPGRADE****Project Index #: 0989ADA3****Construction Cost \$4,800**

The designated Men's and Women's ADA accessible restrooms are not fully compliant. The flush handle is on the wrong side, the toilet paper dispenser is not in the correct location, and it is missing a grab bar. A partial retrofit is necessary. This project would provide funding to bring the restroom into full ADA compliance. 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**ADA SIGNAGE****Project Index #: 0989ADA1****Construction Cost \$6,000**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

#### **EXIT SIGN AND EGRESS LIGHTING UPGRADE**

**Project Index #: 0989SFT4**  
**Construction Cost \$20,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2018 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

#### **WATER HEATER SEISMIC BRACING**

**Project Index #: 0989SFT5**  
**Construction Cost \$200**

The water heater is not seismically anchored to the structure. This project would provide funding for seismic bracing of the water heater to the structure.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

#### **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$130,100**

**Necessary - Not Yet Critical**

**Two to Four Years**

#### **DRAINAGE UPGRADES**

**Project Index #: 0989SIT1**  
**Construction Cost \$25,000**

The building has a drainage problem near the Traffic Safety Office's entrance where grade does not properly slope away from the building. Rain water accumulates in several areas adjacent to the building, creating a water problem which may infiltrate the interior during inclement weather. This project would create positive flow away from the building by regrading, paving and installing additional drainage swales as needed.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

#### **EXHAUST FAN REPLACEMENT**

**Project Index #: 0989HVA2**  
**Construction Cost \$10,000**

The existing exhaust fans that serve the restrooms are original equipment and are not providing adequate ventilation. Some of them were inoperable at the time of the survey. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including connections to utilities. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

#### **GUTTER INSTALLATION**

**Project Index #: 0989EXT3**  
**Construction Cost \$42,000**

The building does not have continuous gutters to control the runoff from the roof. The existing gutters and downspouts are only installed at exits. The water currently sheet drains off the roof causing extensive erosion to the built-up dirt slope around the foundation. This will eventually lead to failure of the foundation undermining the integrity of the entire structure. This project would provide funding for the installation of a seamless gutter and downspout system for the building.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

#### **JANITORS CLOSET REPAIRS**

**Project Index #: 0989INT2**  
**Construction Cost \$2,800**

The mop sinks in the Janitors Closets are mounted adjacent to gypsum board and are showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish. This is recommended for two Janitors Closets.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0989ENR2**  
**Construction Cost \$50,300**

## **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 67 units. Removal and disposal of the existing windows is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$262,700**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0989EXT1**  
**Construction Cost \$164,200**

## **EXTERIOR FINISHES**

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting the stucco and wood, sealing the brick masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 -9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0989INT1**  
**Construction Cost \$98,500**

## **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 5 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

## **BUILDING INFORMATION:**

**Gross Area (square feet): 32,832**

**Year Constructed: 1963**

**Exterior Finish 1: 80 % Brick Masonry**

**Exterior Finish 2: 20 % Precast Concrete**

**IBC Occupancy Type 1: 80 % B**

**IBC Occupancy Type 2: 20 % A-3**

**Construction Type: Brick Masonry, Wood and**

**IBC Construction Type: V-A**

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

**Percent Fire Suppressed: 100 %**

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

**Priority Class 1: \$33,400**

**Priority Class 2: \$130,100**

**Priority Class 3: \$262,700**

**Grand Total: \$426,200**

**Project Construction Cost per Square Foot: \$12.98**

**Total Facility Replacement Construction Cost: \$11,700,000**

**Facility Replacement Cost per Square Foot: \$356**

**FCNI: 4%**



## #119 HOUSING

SPWD Facility Condition Analysis - 0747

Survey Date: 2/7/2020

**#119 HOUSING  
BUILDING REPORT**

Building #119 Housing is a wood framed residential structure on a concrete foundation. The exterior is a painted stucco and it has an asphalt composition roof. It has bedrooms, bathrooms, a kitchen, and dining area. Heating is provided by a gas fired forced air unit.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$26,100****Currently Critical****Immediate to Two Years****FIRE SUPPRESSION SYSTEM INSTALLATION****Project Index #: 0747SFT2****Construction Cost \$21,100**

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION****Project Index #: 0747SFT1****Construction Cost \$5,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$32,000****Necessary - Not Yet Critical****Two to Four Years****KITCHEN REMODEL****Project Index #: 0747INT5****Construction Cost \$11,900**

The kitchen and associated cabinets are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**EXTERIOR DOOR REPLACEMENT****Project Index #: 0747EXT4****Construction Cost \$600**

The exterior wood man door in the rear appears to be original to the building. It is damaged from age and general wear and tear. This project would provide for the replacement of the wood door with a new wood door, frame and hardware. Removal and disposal of the existing door and painting of the new door is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **FLOORING REPLACEMENT**

**Project Index #: 0747INT2**  
**Construction Cost \$11,500**

The VCT (vinyl composite tile) and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT flooring with a 6" base and heavy duty commercial grade carpet in the next 2-3 years. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **INTERIOR DOOR REPLACEMENT**

**Project Index #: 0747INT4**  
**Construction Cost \$4,800**

The interior doors in this building are hollow core units and most are damaged. This project would provide for the installation of new solid core interior doors including frames, lever action door handles, hardware, and paint. Removal and disposal of the existing doors is included in this cost estimate. A total of 8 interior doors was used in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **LIGHTING UPGRADE**

**Project Index #: 0747ENR1**  
**Construction Cost \$1,400**

The existing lighting fixtures are the older incandescent type. Some are broken and they are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. CFL (compact fluorescent lamps) are suggested. Occupancy sensors will be installed in restrooms, closets, and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **WATER HEATER REPLACEMENT**

**Project Index #: 0747PLM1**  
**Construction Cost \$1,800**

There is a 40 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$13,200**

### **Long-Term Needs**

### **Four to Ten Years**

## **EXTERIOR FINISHES**

**Project Index #: 0747EXT3**  
**Construction Cost \$6,000**

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

## **INTERIOR FINISHES**

**Project Index #: 0747INT1**  
**Construction Cost \$7,200**

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 that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

Gross Area (square feet):	1,203	IBC Occupancy Type 1:	100 % R-3
Year Constructed:	1963	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Painted Stucco / EIFS	Construction Type:	Wood Framing
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Supressed:	0 %
Basement?	No		

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$26,100	Project Construction Cost per Square Foot:	\$59.27
Priority Class 2:	\$32,000	Total Facility Replacement Construction Cost:	\$250,000
Priority Class 3:	\$13,200	Facility Replacement Cost per Square Foot:	\$208
Grand Total:	\$71,300	FCNI:	29%

## #118 FAMILY SHELTER

SPWD Facility Condition Analysis - 0746

Survey Date: 2/7/2020

## #118 FAMILY SHELTER

## BUILDING REPORT

This building is a wood framed residential structure on a concrete foundation. The exterior is a painted stucco and it has an asphalt composition roof. It has bedrooms, bathrooms, a kitchen and dining area. Heating is provided by a gas fired forced air unit. The building is currently used as a family shelter offering short term housing up to 90 days. Due to the transient occupancy, the State Fire Marshal required the addition of fire extinguishers, wired multi-station smoke alarms, exit signs, and egress lights per the maintenance caretaker. All required systems were in good condition with no need to upgrade.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$26,100****Currently Critical****Immediate to Two Years****FIRE SUPPRESSION SYSTEM INSTALLATION****Project Index #: 0746SFT2****Construction Cost \$21,100**

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION****Project Index #: 0746SFT1****Construction Cost \$5,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$6,800****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 0746EXT4****Construction Cost \$600**

The 1 exterior wood man door in the rear appears to be original to the building. It is damaged from age and general wear and tear. This project would provide for the replacement of the wood door with a new wood door, frame and hardware. Removal and disposal of the existing door, and painting of the new door is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**INTERIOR DOOR REPLACEMENT****Project Index #: 0746INT4****Construction Cost \$4,800**

The interior doors in this building are hollow core units and most are damaged. This project would provide for the installation of new solid core interior doors including frames, lever action door handles, hardware and paint. Removal and disposal of the existing doors is included in this cost estimate. A total of 8 interior doors was used in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0746ENR1**

**Construction Cost \$1,400**

#### **LIGHTING UPGRADE**

The existing lighting fixtures are the older incandescent type. Some are broken and they are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. CFL (compact fluorescent lamps) are suggested. Occupancy sensors will be installed in restrooms, closets, and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

#### **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$14,200**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0746EXT3**

**Construction Cost \$7,100**

#### **EXTERIOR FINISHES**

The exterior finish is in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0746INT6**

**Construction Cost \$7,100**

#### **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 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

#### **BUILDING INFORMATION:**

<b>Gross Area (square feet):</b>	<b>1,198</b>	<b>IBC Occupancy Type 1:</b>	<b>100 % R-3</b>
<b>Year Constructed:</b>	<b>1963</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>Wood Framing</b>
<b>Exterior Finish 2:</b>	<b>%</b>	<b>IBC Construction Type:</b>	<b>V-B</b>
<b>Number of Levels (Floors):</b>	<b>1</b>	<b>Basement?</b>	<b>No</b>
		<b>Percent Fire Suppressed:</b>	<b>0 %</b>

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

<b>Priority Class 1:</b>	<b>\$26,100</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$39.32</b>
<b>Priority Class 2:</b>	<b>\$6,800</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$250,000</b>
<b>Priority Class 3:</b>	<b>\$14,200</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$208</b>
<b>Grand Total:</b>	<b>\$47,100</b>	<b>FCNI:</b>	<b>19%</b>

## #117 HOUSING

SPWD Facility Condition Analysis - 0745

Survey Date: 2/7/2020

## #117 HOUSING

## BUILDING REPORT

Building #117 Housing is a wood framed residential structure on a concrete foundation. The exterior is a painted stucco and it has an asphalt composition roof. It has bedrooms, bathrooms, a kitchen and dining area. Heating is provided by a gas fired forced air unit.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$26,100****Currently Critical****Immediate to Two Years****FIRE SUPPRESSION SYSTEM INSTALLATION****Project Index #: 0745SFT2****Construction Cost \$21,100**

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION****Project Index #: 0745SFT1****Construction Cost \$5,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$36,300****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 0745EXT4****Construction Cost \$600**

The 1 exterior wood man door in the rear appears to be original to the building. It is damaged from age and general wear and tear. This project would provide for the replacement of the wood door with a new metal door, frame and hardware. Removal and disposal of the existing door, and painting of the new door is included in this estimate.

**FLOORING REPLACEMENT****Project Index #: 0745INT2****Construction Cost \$11,600**

The VCT (vinyl composite tile) and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT flooring with a 6" base and heavy duty commercial grade carpet in the next 2-3 years. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**INTERIOR DOOR REPLACEMENT****Project Index #: 0745INT4****Construction Cost \$4,800**

The interior doors in this building are hollow core units and most are damaged. This project would provide for the installation of new solid core interior doors including frames, lever action door handles, hardware and paint. Removal and disposal of the existing doors is included in this cost estimate. A total of 8 interior doors was used in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**KITCHEN REMODEL**

**Project Index #: 0745INT5**  
**Construction Cost \$11,900**

The kitchen is in fair to poor condition. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. This project recommends the replacement of the existing kitchen cabinets, countertops, fixtures and equipment with mid range, high quality components.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**LIGHTING UPGRADE**

**Project Index #: 0745ENR1**  
**Construction Cost \$1,400**

The existing lighting fixtures are the older incandescent type. Some are broken and they are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. CFL (compact fluorescent lamps) are suggested. Occupancy sensors will be installed in restrooms, closets, and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**RESTROOM REMODEL**

**Project Index #: 0745INT3**  
**Construction Cost \$6,000**

The restroom in the residence is original to the building and in overall poor condition. The finishes, fixtures, cabinets, toilet, shower, and exhaust fan are showing signs of wear and deterioration. This project would provide for a complete remodel of the restroom. The removal and disposal of the existing fixtures and finishes is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$21,100**

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

**Project Index #: 0745EXT3**  
**Construction Cost \$15,100**

The building exterior is in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES**

**Project Index #: 0745INT1**  
**Construction Cost \$6,000**

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 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 1,203	<b>IBC Occupancy Type 1:</b> 100 % R-3
<b>Year Constructed:</b> 1963	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Painted Stucco / EIFS	<b>Construction Type:</b> Wood Framing
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1	<b>Percent Fire Suppressed:</b> 0 %
<b>Basement?</b> No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$26,100	<b>Project Construction Cost per Square Foot:</b> \$69.41
<b>Priority Class 2:</b> \$36,300	<b>Total Facility Replacement Construction Cost:</b> \$250,000
<b>Priority Class 3:</b> \$21,100	<b>Facility Replacement Cost per Square Foot:</b> \$208
<b>Grand Total:</b> \$83,500	<b>FCNI:</b> 33%



## #116 HOUSING

SPWD Facility Condition Analysis - 0744

Survey Date: 2/7/2020

## #116 HOUSING BUILDING REPORT

Building #116 Housing is a wood framed residential structure on a concrete foundation. The exterior is a painted stucco and it has an asphalt composition roof. It has bedrooms, bathrooms, a kitchen and dining area. Heating is provided by a gas fired forced air unit.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$26,000**  
**Currently Critical** **Immediate to Two Years**

**FIRE SUPPRESSION SYSTEM INSTALLATION**

**Project Index #: 0744SFT2**  
**Construction Cost \$21,000**

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION**

**Project Index #: 0744SFT1**  
**Construction Cost \$5,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$37,700**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR DOOR REPLACEMENT**

**Project Index #: 0744EXT4**  
**Construction Cost \$600**

The 1 exterior wood man door in the rear appears to be original to the building. It is damaged from age and general wear and tear. This project would provide for the replacement of the wood door with a new wood door, frame and hardware. Removal and disposal of the existing door, and painting of the new door is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**FLOORING REPLACEMENT**

**Project Index #: 0744INT2**  
**Construction Cost \$11,400**

The VCT (vinyl composite tile) and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT flooring with a 6" base and heavy duty commercial grade carpet in the next 2-3 years. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**GYPSUM BOARD REPAIR**

**Project Index #: 0744INT6**  
**Construction Cost \$1,500**

The ceiling gypsum board is cracked. This project recommends removing the gypsum board, investigating cause of cracking, and replacing the drywall.

**Project Index #: 0744INT4**  
**Construction Cost \$4,800**

#### **INTERIOR DOOR REPLACEMENT**

The interior doors in this building are hollow core units and most are damaged. This project would provide for the installation of new solid core interior doors including frames, lever action door handles, hardware and paint. Removal and disposal of the existing doors is included in this cost estimate. A total of 8 interior doors was used in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0744INT5**  
**Construction Cost \$11,900**

#### **KITCHEN REMODEL**

The kitchen is in fair to poor condition. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. This project recommends the replacement of the existing kitchen cabinets, countertops, fixtures, and equipment with mid range, high quality components. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0744ENR1**  
**Construction Cost \$1,500**

#### **LIGHTING UPGRADE**

The existing lighting fixtures are the older incandescent type. Some are broken and they are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. CFL (compact fluorescent lamps) are suggested. Occupancy sensors will be installed in restrooms, closets, and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0744INT3**  
**Construction Cost \$6,000**

#### **RESTROOM REMODEL**

The restroom in the residence is original to the building and in overall poor condition. The finishes, fixtures, cabinets, toilet, shower, and exhaust fan are showing signs of wear and deterioration. This project would provide for a complete remodel of the restroom. The removal and disposal of the existing fixtures and finishes is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$22,100**  
**Long-Term Needs** **Four to Ten Years**

**Project Index #: 0744EXT5**  
**Construction Cost \$15,000**

#### **EXTERIOR FINISHES**

The exterior is in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0744INT1**  
**Construction Cost \$7,100**

#### **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 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

Gross Area (square feet):	1,198	IBC Occupancy Type 1:	100 % R-3
Year Constructed:	1963	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Painted Stucco / EIFS	Construction Type:	Wood Framing
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Basement?	No
		Percent Fire Supressed:	0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$26,000	Project Construction Cost per Square Foot:	\$71.62
Priority Class 2:	\$37,700	Total Facility Replacement Construction Cost:	\$250,000
Priority Class 3:	\$22,100	Facility Replacement Cost per Square Foot:	\$208
Grand Total:	\$85,800	FCNI:	34%

## #114 WAREHOUSE (VACANT)

SPWD Facility Condition Analysis - 0743

Survey Date: 2/7/2020

## #114 WAREHOUSE (VACANT)

## BUILDING REPORT

Building #114 Warehouse is an unreinforced stone masonry structure with a wood framed roof. No seismic retrofit improvements have been done on this structure. It is located on the southwest side of the Stewart Campus Site. The building is currently boarded up and is in a state of arrested decay.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$454,400

Currently Critical

Immediate to Two Years

## CONSERVE AND PROTECT VACANT BUILDING

Project Index #: 0743EXT2

Construction Cost \$64,000

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## SEISMIC RETROFIT ROOF STRUCTURE

Project Index #: 0743SFT3

Construction Cost \$150,400

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## SEISMIC RETROFIT WALLS

Project Index #: 0743SFT2

Construction Cost \$240,000

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## BUILDING INFORMATION:

Gross Area (square feet): 3,200	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1925	IBC Occupancy Type 2: %
Exterior Finish 1: 80 % Stone Masonry	Construction Type: Stone Masonry and Wood
Exterior Finish 2: 20 % Tin Siding	IBC Construction Type: V-B
Number of Levels (Floors): 2 Basement? No	Percent Fire Suppressed: 0 %

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$454,400	Project Construction Cost per Square Foot:	\$142.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$640,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$454,400	FCNI:	71%

## #112 BARN (VACANT)

SPWD Facility Condition Analysis - 0742

Survey Date: 2/7/2020

## #112 BARN (VACANT)

## BUILDING REPORT

Building #112 Barn is an unreinforced stone masonry structure with a wood framed roof. It is located on the southwest side of the Stewart Campus Site. No seismic retrofit improvements have been done on this structure. The building is currently boarded up and is in a state of arrested decay.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$347,800

Currently Critical

Immediate to Two Years

## CONSERVE AND PROTECT VACANT BUILDING

Project Index #: 0742EXT2

Construction Cost \$49,000

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## SEISMIC RETROFIT ROOF STRUCTURE

Project Index #: 0742SFT2

Construction Cost \$115,100

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## SEISMIC RETROFIT WALLS

Project Index #: 0742SFT1

Construction Cost \$183,700

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## BUILDING INFORMATION:

Gross Area (square feet): 2,450	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1925	IBC Occupancy Type 2: %
Exterior Finish 1: 80 % Stone Masonry	Construction Type: Stone Masonry and Wood
Exterior Finish 2: 20 % Tin Siding	IBC Construction Type: V-B
Number of Levels (Floors): 2 Basement? No	Percent Fire Suppressed: 0 %

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$347,800	Project Construction Cost per Square Foot:	\$141.96
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$490,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$347,800	FCNI:	71%

## #110 HOUSING

SPWD Facility Condition Analysis - 0741

Survey Date: 2/7/2020

## #110 HOUSING

## BUILDING REPORT

Building #110 Housing is an unreinforced stone masonry and wood framed structure with an asphalt composition roof. No seismic retrofit improvements have been done on this structure. A second floor is accessed by a steep set of stairs and currently used for storage. The dwelling is being used as a residence and is occupied. The building is in fair to good condition. The dwelling is currently used as a women's shelter offering short term housing up to 90 days. Due to the somewhat transient occupancy, the State Fire Marshal required the addition of fire extinguishers, wired multi-station smoke alarms, exit signs, and egress lighting according to the maintenance caretaker.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$275,300****Currently Critical****Immediate to Two Years****CONCRETE PATIO REPLACEMENT****Project Index #: 0741EXT2****Construction Cost \$5,100**

The exterior concrete patio has extensive cracking and is due for replacement. This project would provide for the installation of a new 4" thick concrete slab-on-grade patio on the west side of the house. Removal and disposal of the existing concrete is included in this estimate.

**EXIT SIGN AND EGRESS LIGHTING INSTALLATION****Project Index #: 0741SFT3****Construction Cost \$2,600**

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

**KITCHEN REMODEL****Project Index #: 0741INT4****Construction Cost \$18,600**

The kitchen and associated cabinets are original to the residence. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product over a moisture resistant underlayment to minimize swelling and damage from water exposure. While not required, ADA compliance is recommended according to NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the ADA Standards for Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION****Project Index #: 0741SFT1****Construction Cost \$5,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0741SFT50**

**Construction Cost \$94,000**

#### **SEISMIC RETROFIT ROOF STRUCTURE**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

**Project Index #: 0741SFT4**

**Construction Cost \$150,000**

#### **SEISMIC RETROFIT WALLS**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

#### **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$11,200**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 0741ENR1**

**Construction Cost \$3,600**

#### **EVAPORATIVE COOLER REPLACEMENT**

An evaporative cooler is installed on the side of this building. It is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0741SFT2**

**Construction Cost \$1,000**

#### **INTERIOR STAIRWAY REPLACEMENT**

The stairway does not meet code. It is not required to be replaced unless a change of occupancy occurs or the dwelling undergoes a significant alteration. However, there are no handrails. This project would provide funding to install a handrail.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0741EXT3**

**Construction Cost \$3,000**

#### **TREE REMOVAL**

The building has two trees which are growing up against the structure. The trees move in windy conditions, rubbing the roofs, which can cause premature failure of the roof system and voiding roof warranties. The root systems are causing shifting and heaving of the foundation and sidewalks, creating unsafe conditions. This project recommends removing the trees.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0741PLM1**

**Construction Cost \$3,600**

#### **WATER HEATER REPLACEMENT**

There are two 30 gallon electric water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that new gas-fired water heaters be installed for more efficient use of energy. This estimate includes: 100 feet of gas pipe, fittings, couplers, and labor for installation. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$20,000****Long-Term Needs****Four to Ten Years****Project Index #: 0741EXT1****EXTERIOR FINISHES****Construction Cost \$10,000**

The exterior paint is in fair condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 -5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0741INT1****INTERIOR FINISHES****Construction Cost \$10,000**

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 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 2,000	<b>IBC Occupancy Type 1:</b> 100 % R-3
<b>Year Constructed:</b> 1939	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Stone Masonry	<b>Construction Type:</b> Stone Masonry and Wood
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 2	<b>Percent Fire Suppressed:</b> 0 %
<b>Basement?</b> No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$275,300	<b>Project Construction Cost per Square Foot:</b> \$153.25
<b>Priority Class 2:</b> \$11,200	<b>Total Facility Replacement Construction Cost:</b> \$600,000
<b>Priority Class 3:</b> \$20,000	<b>Facility Replacement Cost per Square Foot:</b> \$300
<b>Grand Total:</b> \$306,500	<b>FCNI:</b> 51%



## #056 GARAGE (VACANT)

SPWD Facility Condition Analysis - 0740

Survey Date: 2/7/2020

## #056 GARAGE (VACANT)

## BUILDING REPORT

Building #056 Garage is a wood framed structure that is in extremely poor shape. Located on the south side of the Stewart Campus Site, this building is currently missing the roofing shingles and is not being used any longer. The Garage appears older than the indicated 1963 date.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$80,500

Currently Critical

Immediate to Two Years

Project Index #: 0740EXT2

## CONSERVE AND PROTECT VACANT BUILDING

Construction Cost \$41,500

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

Project Index #: 0740EXT1

## ROOF REPLACEMENT

Construction Cost \$39,000

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

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## BUILDING INFORMATION:

Gross Area (square feet):	2,075	IBC Occupancy Type 1:	100 % U
Year Constructed:	1963	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Painted Wood Siding	Construction Type:	Wood Framing
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Suppressed:	0 %
Basement?	No		

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$80,500	Project Construction Cost per Square Foot:	\$38.80
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$104,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$80,500	FCNI:	77%

## #096 B&amp;G WAREHOUSE

SPWD Facility Condition Analysis - 0739

Survey Date: 2/7/2020

## #096 B&amp;G WAREHOUSE

## BUILDING REPORT

Building #096 B&G Warehouse is constructed with unreinforced stone masonry and board formed concrete with an asphalt shingle roof on the two-story portion and a corrugated metal roof on the single story portion. No seismic retrofit improvements have been done on this structure. The facility is located on the east side of the site and south of the #084 B&G Shop. The overall condition of this building is poor.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$338,000****Currently Critical****Immediate to Two Years****INTERIOR STAIR HANDRAIL REPLACEMENT****Project Index #: 0739SFT1****Construction Cost \$7,500**

The interior stair handrails in the building are older and do not meet code for safety. The gripping surfaces are incorrect, they are not continuous from the top to bottom landings and/ or they are installed on only one side of the stairs. This project recommends the installation of handrails on both sides of the stairs, with proper returns and supports in accordance with the 2018 IBC Chapter 10, Section 1012.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**SEISMIC RETROFIT ROOF STRUCTURE****Project Index #: 0739SFT3****Construction Cost \$127,300**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

**SEISMIC RETROFIT WALLS****Project Index #: 0739SFT2****Construction Cost \$203,200**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$13,600****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0739EXT2****Construction Cost \$13,600**

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

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$13,600****Long-Term Needs****Four to Ten Years****Project Index #: 0739INT1****INTERIOR FINISHES****Construction Cost \$13,600**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b>	<b>2,710</b>	<b>IBC Occupancy Type 1:</b>	<b>100 % S-2</b>
<b>Year Constructed:</b>	<b>1940</b>	<b>IBC Occupancy Type 2:</b>	<b>%</b>
<b>Exterior Finish 1:</b>	<b>50 % Stone Masonry</b>	<b>Construction Type:</b>	<b>Stone Masonry and Concrete</b>
<b>Exterior Finish 2:</b>	<b>50 % Poured-in-Place Conc</b>	<b>IBC Construction Type:</b>	<b>V-B</b>
<b>Number of Levels (Floors):</b>	<b>2</b>	<b>Basement?</b>	<b>No</b>
		<b>Percent Fire Supressed:</b>	<b>0 %</b>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$338,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$134.76</b>
<b>Priority Class 2:</b>	<b>\$13,600</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$542,000</b>
<b>Priority Class 3:</b>	<b>\$13,600</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$200</b>
<b>Grand Total:</b>	<b>\$365,200</b>	<b>FCNI:</b>	<b>67%</b>

## #092 CENTRAL HEAT PLANT

SPWD Facility Condition Analysis - 0738

Survey Date: 2/7/2020

## #092 CENTRAL HEAT PLANT BUILDING REPORT

Building #092 Central Heat Plant is an unreinforced stone masonry structure with an asphalt composition roof. No seismic retrofit improvements have been done on this structure. This building used to provide steam heat for the entire Stewart Campus Site. There are 4 boilers inside that are not being used any longer. This heating system has been abandoned and the equipment disconnected. The building is currently being used as a storage/warehouse for B&G.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$471,500****Currently Critical****Immediate to Two Years****INSTALL SEISMIC GAS SHUT-OFF VALVE****Project Index #: 0738SFT2****Construction Cost \$5,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel brace.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**SEISMIC RETROFIT ROOF STRUCTURE****Project Index #: 0738SFT4****Construction Cost \$179,700**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

**SEISMIC RETROFIT WALLS****Project Index #: 0738SFT3****Construction Cost \$286,800**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$98,300****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0738EXT2****Construction Cost \$38,300**

The exterior finishes are in poor condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed, and caulking of the windows, flashing, fixtures and all other penetrations to maintain the building in good, weather tight condition. It is recommended that the building be painted in the next 2 -3 years and that this project be done on a cyclical basis based on environmental conditions and exposure to the elements.

**Project Index #: 0738INT1**  
**Construction Cost \$60,000**

#### **REMOVE AND SALVAGE EXISTING EQUIPMENT**

The existing equipment in this building has been abandoned and is no longer required or in use. There are 4 boilers, holding tanks, piping and ancillary equipment inside that should be removed to allow for a different and efficient use of this facility. Some of the piping contains asbestos insulation based on a previous environmental report conducted in 1989. This project would provide for the removal, disposal and / or salvaging of the equipment currently inside of the building including asbestos removal.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

#### **BUILDING INFORMATION:**

<b>Gross Area (square feet):</b>	<b>3,825</b>	<b>IBC Occupancy Type 1:</b>	<b>100 % S-2</b>
<b>Year Constructed:</b>	<b>1924</b>	<b>IBC Occupancy Type 2:</b>	<b>%</b>
<b>Exterior Finish 1:</b>	<b>80 % Stone Masonry</b>	<b>Construction Type:</b>	<b>Stone Masonry and Wood</b>
<b>Exterior Finish 2:</b>	<b>20 % Concrete/Wood</b>	<b>IBC Construction Type:</b>	<b>V-B</b>
<b>Number of Levels (Floors):</b>	<b>1</b>	<b>Basement?</b>	<b>No</b>
		<b>Percent Fire Supressed:</b>	<b>0 %</b>

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

<b>Priority Class 1:</b>	<b>\$471,500</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$148.97</b>
<b>Priority Class 2:</b>	<b>\$98,300</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$765,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$200</b>
<b>Grand Total:</b>	<b>\$569,800</b>	<b>FCNI:</b>	<b>74%</b>

## #084 B&amp;G SHOP

SPWD Facility Condition Analysis - 0737

Survey Date: 2/7/2020

## #084 B&amp;G SHOP

## BUILDING REPORT

Building #084 B&G Shop is an unreinforced stone masonry and wood framed building with a seismically upgraded roof structure (CIP 05-M46), finished with a tin shingle roof system. It contains shop and maintenance areas for the day to day operations of campus wide facility maintenance. The building has a restroom and a loading dock on the north and south side. The building is lacking a fire alarm system.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$381,300****Currently Critical****Immediate to Two Years****DUAL LEVEL DRINKING FOUNTAIN INSTALLATION****Project Index #: 0737ADA1****Construction Cost \$5,000**

This building contains a water fountain that is not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**EXIT SIGN AND EGRESS LIGHTING UPGRADE****Project Index #: 0737SFT5****Construction Cost \$2,300**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2018 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**FIRE ALARM SYSTEM INSTALLATION****Project Index #: 0737SFT2****Construction Cost \$23,000**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1 Section 7 and the 2018 International Fire Code.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**SEISMIC RETROFIT WALLS****Project Index #: 0737SFT7****Construction Cost \$343,500**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

**Project Index #: 0737EXT2**

**Construction Cost \$7,500**

## **STAIR REPLACEMENT**

There is a set of wood stairs that accesses the north side of the building which serves as a means of egress. They are in poor condition and do not meet current codes. Also, the guardrail on the exterior deck area is missing and / or not to code. This project would provide for the removal of the existing stairs and installation of a new set of wood stairs which comply with Chapter 10 of the 2018 IBC and a wood framed guardrail along the deck area. A 3'x3' concrete landing at the bottom of the stairs is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$18,000**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 0737ENR1**

**Construction Cost \$18,000**

## **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 10 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$45,810**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0737EXT5**

**Construction Cost \$22,905**

## **EXTERIOR FINISHES**

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0737INT2**

**Construction Cost \$22,905**

## **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 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

## **BUILDING INFORMATION:**

<b>Gross Area (square feet):</b>	<b>4,581</b>	<b>IBC Occupancy Type 1:</b>	<b>100 % S-2</b>
<b>Year Constructed:</b>	<b>1931</b>	<b>IBC Occupancy Type 2:</b>	<b>%</b>
<b>Exterior Finish 1:</b>	<b>80 % Stone Masonry</b>	<b>Construction Type:</b>	<b>Stone Masonry and Wood</b>
<b>Exterior Finish 2:</b>	<b>20 % Painted Wood Siding</b>	<b>IBC Construction Type:</b>	<b>V-B</b>
<b>Number of Levels (Floors):</b>	<b>1</b>	<b>Basement?</b>	<b>No</b>
		<b>Percent Fire Suppressed:</b>	<b>0 %</b>

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

<b>Priority Class 1:</b>	<b>\$381,300</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$97.16</b>
<b>Priority Class 2:</b>	<b>\$18,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$1,145,000</b>
<b>Priority Class 3:</b>	<b>\$45,810</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$250</b>
<b>Grand Total:</b>	<b>\$445,110</b>	<b>FCNI:</b>	<b>39%</b>

## #067 NON-PROFIT

SPWD Facility Condition Analysis - 0736

Survey Date: 2/7/2020

## #067 NON-PROFIT

## BUILDING REPORT

Building #067 is a four-plex style housing structure. It is constructed with unreinforced stone masonry and wood framing with an asphalt composition roof. No seismic retrofit improvements have been done on this structure. A separation wall between two of the dwelling units was removed creating one large dwelling unit utilizing the redundant kitchen as storage space. It is now effectively a triplex. The facility is in the southwest portion of the Stewart Campus Site and is in fair to good condition.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$728,700

## Currently Critical

## Immediate to Two Years

## ADA ACCESSIBLE PATH OF TRAVEL

Project Index #: 0736ADA2

Construction Cost \$23,500

This building is not ADA accessible. The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the building entrance are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the existing sidewalk. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 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. 750 square feet of concrete was used for this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## ADA RESTROOM UPGRADE

Project Index #: 0736ADA1

Construction Cost \$17,800

The restrooms in this triplex dwelling are not ADA accessible. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom for one of the units in the triplex. These items may include a new sink, toilet, 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 0736SFT1

Construction Cost \$81,000

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.



**Project Index #: 0736SFT2**  
**Construction Cost \$9,500**

#### **SEISMIC GAS SHUT-OFF VALVE INSTALLATION**

This project would provide for the installation of two seismic gas shut-off valves on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0736SFT7**  
**Construction Cost \$228,500**

#### **SEISMIC RETROFIT ROOF STRUCTURE**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

**Project Index #: 0736SFT6**  
**Construction Cost \$364,600**

#### **SEISMIC RETROFIT WALLS**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

**Project Index #: 0736SFT3**  
**Construction Cost \$3,800**

#### **SMOKE ALARM INSTALLATION**

Section 907.2.9 and 907.2.10 of the 2018 IBC and 2018 IFC explains the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of smoke alarms in accordance with these codes.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

#### **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$230,400**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 0736ENV1**  
**Construction Cost \$97,200**

#### **ASBESTOS ABATEMENT, TSI**

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Thermal System Insulation was found on the piping and this report recommends abatement of this material.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0736ELE1**  
**Construction Cost \$97,200**

#### **ELECTRICAL UPGRADE**

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the building's electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels are more than 30 years old and the fuses burn out often and it is difficult to find the correct replacement fuses. All wet locations should have GFCI outlets. It is recommended the entire system be upgraded to meet the evolving needs of the building.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**RESTROOM REMODEL**

**Project Index #: 0736INT2**  
**Construction Cost \$36,000**

The four restrooms in the building that are more than 20 years old and in overall poor condition. The finishes, fixtures, cabinets, toilets, showers, and exhaust fans are showing signs of wear and deterioration. This project would provide for a complete remodel of three of the restrooms. The removal and disposal of the existing fixtures and finishes is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$48,600**

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

**Project Index #: 0736EXT1**  
**Construction Cost \$24,300**

The exterior paint is in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES**

**Project Index #: 0736INT1**  
**Construction Cost \$24,300**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 4,862</b>	<b>IBC Occupancy Type 1: 100 % R-2</b>
<b>Year Constructed: 1939</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 80 % Stone Masonry</b>	<b>Construction Type: Stone Masonry and Wood</b>
<b>Exterior Finish 2: 20 % Painted Wood Siding</b>	<b>IBC Construction Type: V-B</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Suppressed: 0 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$728,700</b>	<b>Project Construction Cost per Square Foot: \$207.26</b>
<b>Priority Class 2: \$230,400</b>	<b>Total Facility Replacement Construction Cost: \$1,216,000</b>
<b>Priority Class 3: \$48,600</b>	<b>Facility Replacement Cost per Square Foot: \$250</b>
<b>Grand Total: \$1,007,700</b>	<b>FCNI: 83%</b>

## #065 NON-PROFIT

SPWD Facility Condition Analysis - 0735

Survey Date: 2/7/2020

## #065 NON-PROFIT

## BUILDING REPORT

Building #065 is a single family housing structure. It is constructed with unreinforced stone masonry and wood framing with an asphalt composition roof. No seismic retrofit improvements have been done on this structure. The facility is located in the southwest portion of the Stewart Campus Site and is in fair to good condition. It is surrounded by turf and large trees.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$347,800

## Currently Critical

## Immediate to Two Years

## ASBESTOS ABATEMENT, TSI

Project Index #: 0735ENV1

Construction Cost \$50,500

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Thermal System Insulation was found on the piping and this report recommends abatement of this material. Additionally, the basement of this building is in use for laundry and general storage. The piping that is suspected to contain ACM has a small area of damage. Also, the unfaced fiberglass insulation on the HVAC ductwork is damaged and in need of removal and/ or replacement with faced insulation. This project recommends an additional ACM inspection/ testing, removal/ encapsulation of ACM and unfaced fiberglass, and thorough cleaning of the basement area.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 0735SFT3

Construction Cost \$35,000

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next remodel or addition according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 0735SFT1

Construction Cost \$5,000

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing Unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## SEISMIC RETROFIT ROOF STRUCTURE

Project Index #: 0735SFT7

Construction Cost \$98,700

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## **SEISMIC RETROFIT WALLS**

**Project Index #: 0735SFT6**  
**Construction Cost \$157,600**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## **SMOKE ALARM INSTALLATION**

**Project Index #: 0735SFT2**  
**Construction Cost \$1,000**

Section 907.2.11 of the 2018 IBC and 2018 IFC explains the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of smoke alarms in accordance with these codes.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$62,500**

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

## **ELECTRICAL UPGRADE**

**Project Index #: 0735ELE1**  
**Construction Cost \$50,000**

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the building's electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels are more than 30 years old, the fuses burn out often and it is difficult to find the correct replacement fuses. It is recommended the entire system be upgraded to meet the evolving needs of the building.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **EXTERIOR FINISHES**

**Project Index #: 0735EXT1**  
**Construction Cost \$12,500**

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

## **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$10,500**

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

## **INTERIOR FINISHES**

**Project Index #: 0735INT1**  
**Construction Cost \$10,500**

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 that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

Gross Area (square feet):	2,102	IBC Occupancy Type 1:	100 % R-3
Year Constructed:	1937	IBC Occupancy Type 2:	%
Exterior Finish 1:	90 % Stone Masonry	Construction Type:	Stone Masonry and Wood
Exterior Finish 2:	10 % Painted Wood Siding	IBC Construction Type:	V-B
Number of Levels (Floors):	1 Basement? Yes	Percent Fire Supressed:	0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$347,800	Project Construction Cost per Square Foot:	\$200.19
Priority Class 2:	\$62,500	Total Facility Replacement Construction Cost:	\$624,000
Priority Class 3:	\$10,500	Facility Replacement Cost per Square Foot:	\$297
Grand Total:	\$420,800	FCNI:	67%

## #062 HOUSING

SPWD Facility Condition Analysis - 0734

Survey Date: 2/7/2020

## #062 HOUSING

## BUILDING REPORT

Building #062 Housing is a duplex style transitional home located on the west side of the Stewart Campus Site. It is a wood framed structure with horizontal Masonite siding, concrete foundation and has an asphalt composition roof. The home is surrounded by some turf and shrubs.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$33,000****Currently Critical****Immediate to Two Years****Project Index #: 0734SFT4****FIRE SUPPRESSION SYSTEM INSTALLATION****Construction Cost \$28,000**

The building is an R-3 occupancy per the 2018 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as an R occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0734SFT1****SEISMIC GAS SHUT-OFF VALVE INSTALLATION****Construction Cost \$5,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$87,700****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0734ENV1****ASBESTOS ABATEMENT, TSI****Construction Cost \$39,000**

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Thermal System Insulation was found on the piping and this report recommends abatement of this material.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0734ELE1****ELECTRICAL UPGRADE****Construction Cost \$10,000**

The building's wiring appears to be in fair condition with GFCIs installed in all wet locations and most other outlets are grounded 3 prong type. Some 2 prong non-grounded outlets do remain and should be replaced. However, the main breaker panel is a Federal Pacific "Stab-Loc" panel and is recognized as a safety hazard and requires replacement. This project would fund a review by a qualified electrician and fund replacement.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## FURNACE REPLACEMENT

**Project Index #: 0734ENR1**

**Construction Cost \$7,500**

The duplex building is heated by natural gas-fired furnaces. One is a newer 90% condensing type while the other is an older 80% standard efficiency unit. The older unit is more than 15 years old and is reaching the end of its useful life. This project provides for the removal and disposal of the existing unit, and replacement with a new natural gas-fired unit including connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## INTERIOR DOOR REPLACEMENT

**Project Index #: 0734INT2**

**Construction Cost \$7,200**

The interior doors in this building are hollow core units and most are damaged. This project would provide for the installation of new solid core interior doors including frames, lever action door handles, hardware and paint. Removal and disposal of the existing doors is included in this cost estimate. A total of 12 interior doors was used in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## RESTROOM REMODEL

**Project Index #: 0734INT3**

**Construction Cost \$24,000**

The two restrooms in the duplex are more than 20 years old and in overall poor condition. The finishes, fixtures, cabinets, toilets, showers, and exhaust fans are showing signs of wear and deterioration. This project would provide for a complete remodel of both restrooms in the duplex. The removal and disposal of the existing fixtures and finishes is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## PRIORITY CLASS 3 PROJECTS

**Total Construction Cost for Priority 3 Projects: \$16,300**

**Long-Term Needs**

**Four to Ten Years**

## EXTERIOR FINISHES

**Project Index #: 0734EXT2**

**Construction Cost \$8,150**

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

## INTERIOR FINISHES

**Project Index #: 0734INT1**

**Construction Cost \$8,150**

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 that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

## BUILDING INFORMATION:

<b>Gross Area (square feet):</b>	<b>1,630</b>	<b>IBC Occupancy Type 1:</b>	<b>100 % R-3</b>
<b>Year Constructed:</b>	<b>1960</b>	<b>IBC Occupancy Type 2:</b>	<b>%</b>
<b>Exterior Finish 1:</b>	<b>100 % Painted Wood Siding</b>	<b>Construction Type:</b>	<b>Wood Framing</b>
<b>Exterior Finish 2:</b>	<b>%</b>	<b>IBC Construction Type:</b>	<b>V-B</b>
<b>Number of Levels (Floors):</b>	<b>1</b>	<b>Percent Fire Suppressed:</b>	<b>0 %</b>
	<b>Basement?</b>		<b>No</b>

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<b>Priority Class 1:</b>	<b>\$33,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$84.05</b>
<b>Priority Class 2:</b>	<b>\$87,700</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$408,000</b>
<b>Priority Class 3:</b>	<b>\$16,300</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$250</b>
<b>Grand Total:</b>	<b>\$137,000</b>	<b>FCNI:</b>	<b>34%</b>

#061 (VACANT)

SPWD Facility Condition Analysis - 0733

Survey Date: 2/7/2020

## #061 (VACANT)

## BUILDING REPORT

Building #061 is a duplex style building constructed of unreinforced stone masonry and wood. It has a shingle roof in fair/poor condition. A portion of the roof appears to be transite shingles. No seismic retrofit improvements have been done on this structure. It is currently vacant.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$219,700****Currently Critical****Immediate to Two Years****ASBESTOS ABATEMENT - ROOFING****Project Index #: 0733ENV2****Construction Cost \$4,900**

The Transite roofing materials are known to have Asbestos containing materials and shall be removed in an approved manner. This abatement project provides for the safe removal and disposal of the Transite shingles in an approved manner.

This project should be implemented concurrently with the SEISMIC RETROFIT ROOF STRUCTURE project.

**ROOF REPLACEMENT****Project Index #: 0733EXT3****Construction Cost \$16,000**

The Transite shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate does not include removal and disposal of the old roofing system due to ACM and is a separate project.

This project should be implemented concurrently with the ASBESTOS ABATEMENT - ROOFING project.

**SEISMIC RETROFIT ROOF STRUCTURE****Project Index #: 0733SFT2****Construction Cost \$76,600**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

**SEISMIC RETROFIT WALLS****Project Index #: 0733SFT1****Construction Cost \$122,200**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$8,200****Necessary - Not Yet Critical****Two to Four Years****CONSERVE AND PROTECT VACANT BUILDING****Project Index #: 0733EXT1****Construction Cost \$8,200**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.



**BUILDING INFORMATION:**

Gross Area (square feet):	1,630	IBC Occupancy Type 1:	100 % R-3
Year Constructed:	1949	IBC Occupancy Type 2:	%
Exterior Finish 1:	80 % Stone Masonry	Construction Type:	Stone Masonry and Wood
Exterior Finish 2:	20 % Painted Wood Siding	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Supressed:	0 %
	Basement?	No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$219,700	Project Construction Cost per Square Foot:	\$139.82
Priority Class 2:	\$8,200	Total Facility Replacement Construction Cost:	\$489,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$227,900	FCNI:	47%

## #060 NON-PROFIT

SPWD Facility Condition Analysis - 0732

Survey Date: 2/7/2020

**#060 NON-PROFIT  
BUILDING REPORT**

Building #060 is a duplex style residence that is constructed with unreinforced stone masonry and wood framing. No seismic retrofit improvements have been done on this structure. The residence has an asphalt composition roof. It is located on the west side of the Stewart Campus Site and is surrounded by a mix of turf and trees.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$246,900****Currently Critical****Immediate to Two Years****FIRE SUPPRESSION SYSTEM INSTALLATION****Project Index #: 0732SFT2****Construction Cost \$29,100**

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next remodel or addition according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

**SEISMIC RETROFIT ROOF STRUCTURE****Project Index #: 0732SFT6****Construction Cost \$82,000**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

**SEISMIC RETROFIT WALLS****Project Index #: 0732SFT5****Construction Cost \$130,900**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

**SMOKE ALARM INSTALLATION****Project Index #: 0732SFT1****Construction Cost \$1,900**

Section 907.2.11 of the 2018 IBC and 2018 IFC explains the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of smoke alarms in accordance with these codes.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**WATER HEATER REPLACEMENT****Project Index #: 0732PLM1****Construction Cost \$3,000**

There are two 40 gallon natural gas-fired water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 1 - 2 years. It is recommended that two new natural gas-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$105,400****Necessary - Not Yet Critical****Two to Four Years****ASBESTOS ABATEMENT, TSI****Project Index #: 0732ENV1****Construction Cost \$41,500**

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Thermal System Insulation was found on the piping and this report recommends abatement of this material.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**ELECTRICAL UPGRADE****Project Index #: 0732ELE1****Construction Cost \$41,500**

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the building's electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels are more than 30 years old, the fuses burn out often and it is difficult to find the correct replacement fuses. It is recommended the entire system be upgraded to meet the evolving needs of the building.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**EXTERIOR FINISHES****Project Index #: 0732EXT1****Construction Cost \$10,400**

The exterior paint is in poor condition including roof rafters and fascia. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**WINDOW REPLACEMENT****Project Index #: 0732ENR1****Construction Cost \$12,000**

The windows are original, single pane construction in a wooden frame. These older windows are drafty, not energy efficient and the wooden frames have deteriorated significantly. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 16 units including wooden frames and additional costs are included due to the historical nature of the building. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$8,700****Long-Term Needs****Four to Ten Years****INTERIOR FINISHES****Project Index #: 0732INT1****Construction Cost \$8,700**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

Gross Area (square feet):	1,746	IBC Occupancy Type 1:	100 % R-3
Year Constructed:	1939	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Stone Masonry	Construction Type:	Stone Masonry and Wood
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Supressed:	0 %
Basement?	No		

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$246,900	Project Construction Cost per Square Foot:	\$206.76
Priority Class 2:	\$105,400	Total Facility Replacement Construction Cost:	\$523,000
Priority Class 3:	\$8,700	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$361,000	FCNI:	69%

## #057 HOUSING

SPWD Facility Condition Analysis - 0731

Survey Date: 2/7/2020

## #057 HOUSING

## BUILDING REPORT

Building #057 Housing is a duplex style housing structure. It is constructed with unreinforced stone masonry and wood framing with an asphalt composition roof. No seismic retrofit improvements have been done on this structure. The facility is in the southwest portion of the Stewart Campus Site and is in fair to good condition. It is surrounded by turf and large trees.

The dwelling is currently used as a men's shelter offering short term housing up to 90 days. Due to the somewhat transient occupancy, the State Fire Marshal required the addition of fire extinguishers, wired multi-station smoke alarms, exit signs, and egress lighting according to the maintenance caretaker. Additionally, due to a fire in 2010, the State Fire Marshall required the installation of fire sprinklers. All required systems were in good condition with no need to upgrade.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$433,500

Currently Critical

Immediate to Two Years

## KITCHEN REMODEL

Project Index #: 0731INT5

Construction Cost \$43,500

The kitchen is in fair to poor condition. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. This project recommends the replacement of the existing kitchen cabinets, countertops, fixtures and equipment with mid range, high quality components.

## RESTROOM REMODEL

Project Index #: 0731INT6

Construction Cost \$24,000

The two restrooms in the residence are original to the building and in overall poor condition. The finishes, fixtures, cabinets, toilets, showers, and exhaust fans are showing signs of wear and deterioration. This project would provide for a complete remodel of the restrooms. While not required, it is recommended the design of one restroom be compliant with the 2018 IBC, ICC/ANSI A117.1, NRS 338.180, and the most current version of the ADA Standards for Accessible Design. The removal and disposal of the existing fixtures and finishes is included in this estimate.

## SEISMIC RETROFIT ROOF STRUCTURE

Project Index #: 0731SFT4

Construction Cost \$141,000

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## SEISMIC RETROFIT WALLS

Project Index #: 0731SFT3

Construction Cost \$225,000

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$203,400****Necessary - Not Yet Critical****Two to Four Years****ASBESTOS ABATEMENT, TSI****Project Index #: 0731ENV1****Construction Cost \$71,000**

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Thermal System Insulation was found on the piping and this report recommends abatement of this material.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**ELECTRICAL UPGRADE****Project Index #: 0731ELE1****Construction Cost \$10,000**

The building's wiring appears to be in good order with GFCIs installed in all wet locations and other outlets are grounded 3 prong type. However, the main breaker panel may be a safety hazard and require replacement. If the breaker panel is a Sylvania Zinsco or Federal Pacific "Stab-Loc" breaker panel, it should be replaced. This project would fund an audit by a qualified electrician and any required replacement. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**FLOORING REPLACEMENT****Project Index #: 0731INT3****Construction Cost \$29,000**

The sheet vinyl and wood plank flooring in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be upgraded. This project would provide for removal and disposal of the existing sheet vinyl flooring and installation of new 12x12 VCT flooring with a 6" base in its place as well as covering the wood planks with VCT.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**HVAC EQUIPMENT REPLACEMENT****Project Index #: 0731ENR2****Construction Cost \$54,000**

The existing HVAC system consists of wall mounted hydronic radiators and there is no cooling equipment. This project would provide for replacing the existing equipment with exterior ground mounted packaged units that provide natural gas-fired heating as well as air conditioning. Ducting and vents will need to be installed in either the attic or the crawlspace as well. This project includes removal and disposal of the existing HVAC equipment and all required connections to utilities. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**INTERIOR DOOR REPLACEMENT****Project Index #: 0731INT4****Construction Cost \$10,800**

The interior doors in this building are hollow core units and most are damaged. This project would provide for the installation of new solid core interior doors including frames, lever action door handles, hardware and paint. Removal and disposal of the existing doors is included in this cost estimate. A total of 18 interior doors was used in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**INTERIOR FINISHES****Project Index #: 0731INT2****Construction Cost \$15,000**

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

**Project Index #: 0731ENR1**  
**Construction Cost \$10,000**

#### **LIGHTING UPGRADE**

The existing lighting fixtures are the older incandescent type, are not energy efficient, and several of the fixtures are damaged. This project will upgrade fixtures to higher efficiency units with a longer life cycle. CFL (compact fluorescent lamps) are suggested. Occupancy sensors will be installed in restrooms, closets, and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0731PLM1**  
**Construction Cost \$3,600**

#### **WATER HEATER REPLACEMENT**

There are two natural gas-fired water heaters in the building, a 40 gallon and a 50 gallon. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that two new natural gas-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

#### **PRIORITY CLASS 3 PROJECTS**

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

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0731EXT2**  
**Construction Cost \$15,000**

#### **EXTERIOR FINISHES**

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

#### **BUILDING INFORMATION:**

<b>Gross Area (square feet): 3,000</b>	<b>IBC Occupancy Type 1: 100 % R-3</b>
<b>Year Constructed: 1939</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 100 % Stone Masonry</b>	<b>Construction Type: Stone Masonry and Wood</b>
<b>Exterior Finish 2: %</b>	<b>IBC Construction Type: V-B</b>
<b>Number of Levels (Floors): 1 Basement? No</b>	<b>Percent Fire Suppressed: 100 %</b>

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

<b>Priority Class 1: \$433,500</b>	<b>Project Construction Cost per Square Foot: \$217.30</b>
<b>Priority Class 2: \$203,400</b>	<b>Total Facility Replacement Construction Cost: \$750,000</b>
<b>Priority Class 3: \$15,000</b>	<b>Facility Replacement Cost per Square Foot: \$250</b>
<b>Grand Total: \$651,900</b>	<b>FCNI: 87%</b>

## #048 NDOC STORAGE

SPWD Facility Condition Analysis - 0730

Survey Date: 2/7/2020

## #048 NDOC STORAGE

## BUILDING REPORT

Building #048 NDOC Storage is a wood framed structure on a concrete foundation. This building is no longer being used and it is recommended not to be used until the building is re-roofed and structurally reviewed and stabilized.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$161,400

Currently Critical

Immediate to Two Years

Project Index #: 0730EXT2

## CONSERVE AND PROTECT VACANT BUILDINGS

Construction Cost \$81,400

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

Project Index #: 0730EXT1

## ROOF REPLACEMENT

Construction Cost \$80,000

The wood shingle roof on this building was in poor condition at the time of the survey and is at the point of failure. It is recommended that this building be re-roofed immediately with a new 50 year asphalt composition shingle roof and new underlayments. This estimate includes removal and disposal of the old roof.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## BUILDING INFORMATION:

Gross Area (square feet):	4,070	IBC Occupancy Type 1:	100 % S-2
Year Constructed:	1920	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Painted Wood Siding	Construction Type:	Wood Framing
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Suppressed:	0 %
Basement?	No		

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$161,400	Project Construction Cost per Square Foot:	\$39.66
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$204,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$161,400	FCNI:	79%



## #047 GARAGE (VACANT)

SPWD Facility Condition Analysis - 0729

Survey Date: 2/7/2020

## #047 GARAGE (VACANT)

## BUILDING REPORT

Building #047 Garage is an unreinforced stone masonry and wood framed building with a seismically upgraded roof structure (CIP 05-M46), finished with an asphalt shingle roof system. The structure was used as a garage and / or shop and is currently vacant. The building in good condition.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$163,700

Currently Critical

Immediate to Two Years

## SEISMIC RETROFIT WALLS

Project Index #: 0729SFT0

Construction Cost \$163,700

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$43,700

Long-Term Needs

Four to Ten Years

## CONSERVE AND PROTECT VACANT BUILDINGS

Project Index #: 0729EXT2

Construction Cost \$43,700

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

## BUILDING INFORMATION:

Gross Area (square feet): 2,183	IBC Occupancy Type 1: 100 % U
Year Constructed: 1930	IBC Occupancy Type 2: %
Exterior Finish 1: 75 % Stone Masonry	Construction Type: Stone Masonry and Wood
Exterior Finish 2: 25 % Painted Wood Siding	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$163,700	Project Construction Cost per Square Foot:	\$95.01
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$260,000
Priority Class 3:	\$43,700	Facility Replacement Cost per Square Foot:	\$119
Grand Total:	\$207,400	FCNI:	80%

## #046 STORAGE

SPWD Facility Condition Analysis - 0728

Survey Date: 2/7/2020

## #046 STORAGE

## BUILDING REPORT

Building #046 Storage is an unreinforced stone masonry and wood framed building with a seismically upgraded roof structure (CIP 05-M46), finished with an asphalt shingle roof system. It is used for storage by B&G.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$234,000****Currently Critical****Immediate to Two Years****Project Index #: 0728SFT1****FIRE EXTINGUISHER INSTALLATION****Construction Cost \$1,000**

The building does not have a portable fire extinguisher available. The building is currently used for storage and staff enters and exits the building. International Fire Code Section 906 requires that portable fire extinguishers shall be installed in S occupancies. They shall be provided for employee use and selected and distributed based on the classes of anticipated workplace fires and on the size and degree of hazard which would affect their use. This project would provide funding for the purchase and installation of 2 fire extinguishers, cabinets, and the hardware necessary to install them. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0728SFT0****SEISMIC RETROFIT WALLS****Construction Cost \$233,000**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$51,800****Long-Term Needs****Four to Ten Years****Project Index #: 0728EXT2****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$51,800**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 2,590	<b>IBC Occupancy Type 1:</b> 100 % S-2
<b>Year Constructed:</b> 1938	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Stone Masonry	<b>Construction Type:</b> Stone Masonry and Wood
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1 <b>Basement?</b> No	<b>Percent Fire Suppressed:</b> 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$234,000	<b>Project Construction Cost per Square Foot:</b> \$110.35
<b>Priority Class 2:</b> \$0	<b>Total Facility Replacement Construction Cost:</b> \$310,000
<b>Priority Class 3:</b> \$51,800	<b>Facility Replacement Cost per Square Foot:</b> \$120
<b>Grand Total:</b> \$285,800	<b>FCNI:</b> 92%

## #044 CAPITOL POLICE SUBSTATION

SPWD Facility Condition Analysis - 0727

Survey Date: 2/7/2020

## #044 CAPITOL POLICE SUBSTATION

## BUILDING REPORT

Building #044 Capitol Police Substation is an unreinforced stone masonry and wood framed structure with a tin shingle roof. No seismic retrofit improvements have been done on this structure. The facility has a window insert cooling unit and portable electric heaters. It is missing the front entry roof and is generally in fair to poor condition.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$84,400

Currently Critical

Immediate to Two Years

## FIRE ALARM SYSTEM INSTALLATION

Project Index #: 0727SFT1

Construction Cost \$5,200

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1 Section 7 and the 2018 International Fire Code.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## SEISMIC RETROFIT ROOF STRUCTURE

Project Index #: 0727SFT4

Construction Cost \$30,500

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## SEISMIC RETROFIT WALLS

Project Index #: 0727SFT3

Construction Cost \$48,700

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$65,500

Necessary - Not Yet Critical

Two to Four Years

## ASBESTOS ABATEMENT, TSI

Project Index #: 0727ENV1

Construction Cost \$13,000

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Thermal System Insulation was found on the piping and this report recommends abatement of this material.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## EXTERIOR DOOR REPLACEMENT

Project Index #: 0727EXT5

Construction Cost \$3,000

The 2 exterior wood man doors are damaged from age and general wear and tear. This project would provide for the replacement of the wood doors with new metal doors, frames and hardware. Removal and disposal of the existing doors, and painting of the new doors is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0727EXT4**  
**Construction Cost \$13,000**

#### **EXTERIOR FINISHES**

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

**Project Index #: 0727INT2**  
**Construction Cost \$6,500**

#### **FLOORING REPLACEMENT**

The carpet in the building is showing signs of extreme wear and should be scheduled for replacement. It is recommended that the carpet be replaced with 12x12 VCT flooring with a 6" base in the next 2-3 years. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0727INT3**  
**Construction Cost \$10,000**

#### **RESTROOM REMODEL**

The restroom in the building is in overall poor condition. The finishes, fixtures, cabinets, toilets, and exhaust fan are showing signs of wear and deterioration. This project would provide for a complete remodel of the restroom. The removal and disposal of the existing fixtures and finishes is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0727EXT2**  
**Construction Cost \$20,000**

#### **WINDOW REPLACEMENT**

The windows are original, single pane construction in a wooden frame. These older windows are drafty, not energy efficient and the wooden frames have deteriorated significantly. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 12 units including wooden frames and additional costs are included due to the historical nature of the building. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

#### **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$5,200**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0727INT1**  
**Construction Cost \$5,200**

#### **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 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

Gross Area (square feet):	650	IBC Occupancy Type 1:	100 % B
Year Constructed:	1937	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Stone Masonry	Construction Type:	Stone Masonry and Wood
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Supressed:	0 %
Basement?	No		

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$84,400	Project Construction Cost per Square Foot:	\$238.62
Priority Class 2:	\$65,500	Total Facility Replacement Construction Cost:	\$195,000
Priority Class 3:	\$5,200	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$155,100	FCNI:	80%

## #037 QUARTERS (VACANT)

SPWD Facility Condition Analysis - 0726

Survey Date: 2/7/2020

## #037 QUARTERS (VACANT)

## BUILDING REPORT

Building #037 Quarters is a mix of unreinforced stone masonry and wood framing with a composition shingle roof. No seismic retrofit improvements have been done on this structure. The residence is currently vacant and is in poor condition.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$203,400

Currently Critical

Immediate to Two Years

## CONSERVE AND PROTECT VACANT BUILDING

Project Index #: 0726EXT2

Construction Cost \$28,700

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

## SEISMIC RETROFIT ROOF STRUCTURE

Project Index #: 0726SFT2

Construction Cost \$67,300

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## SEISMIC RETROFIT WALLS

Project Index #: 0726SFT1

Construction Cost \$107,400

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$31,000

Necessary - Not Yet Critical

Two to Four Years

## ASBESTOS ABATEMENT, TSI

Project Index #: 0726ENV1

Construction Cost \$31,000

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Piping insulation was found which is believed to contain asbestos, and this report recommends abatement of this material.

**BUILDING INFORMATION:**

Gross Area (square feet):	1,433	IBC Occupancy Type 1:	100 % R-3
Year Constructed:	1956	IBC Occupancy Type 2:	%
Exterior Finish 1:	60 % Stone Masonry	Construction Type:	Stone Masonry and Wood
Exterior Finish 2:	40 % Painted Wood Siding	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Supressed:	0 %
	Basement?	No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$203,400	Project Construction Cost per Square Foot:	\$163.57
Priority Class 2:	\$31,000	Total Facility Replacement Construction Cost:	\$430,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$234,400	FCNI:	55%

## #036 WASHOE TRIBE (VACANT)

SPWD Facility Condition Analysis - 0725

Survey Date: 2/7/2020

## #036 WASHOE TRIBE (VACANT)

## BUILDING REPORT

Building #036 Washoe Tribe is an unreinforced stone masonry and wood framed structure with a transite shingle roof. No seismic retrofit improvements have been done on this structure. The residence is currently vacant and is in poor condition.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$213,000

Currently Critical

Immediate to Two Years

## CONSERVE AND PROTECT VACANT BUILDING

Project Index #: 0725EXT2

Construction Cost \$30,000

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

## SEISMIC RETROFIT ROOF STRUCTURE

Project Index #: 0725SFT3

Construction Cost \$70,500

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## SEISMIC RETROFIT WALLS

Project Index #: 0725SFT2

Construction Cost \$112,500

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$33,000

Necessary - Not Yet Critical

Two to Four Years

## ASBESTOS ABATEMENT, TSI

Project Index #: 0725ENV1

Construction Cost \$33,000

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Piping insulation was found which is believed to contain asbestos, and this report recommends abatement of this material.



**BUILDING INFORMATION:**

Gross Area (square feet):	1,500	IBC Occupancy Type 1:	100 % R-3
Year Constructed:	1942	IBC Occupancy Type 2:	%
Exterior Finish 1:	90 % Stone Masonry	Construction Type:	Stone Masonry and Wood
Exterior Finish 2:	10 % Painted Wood Siding	IBC Construction Type:	V-B
Number of Levels (Floors):	2	Percent Fire Supressed:	0 %
	Basement?	No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$213,000	Project Construction Cost per Square Foot:	\$164.00
Priority Class 2:	\$33,000	Total Facility Replacement Construction Cost:	\$450,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$246,000	FCNI:	55%

#035 WASHOE TRIBE (VACANT)

SPWD Facility Condition Analysis - 0724

Survey Date: 2/7/2020

## #035 WASHOE TRIBE (VACANT)

## BUILDING REPORT

Building #035 Washoe Tribe is an unreinforced stone masonry and wood framed structure with a transite shingle roof. No seismic retrofit improvements have been done on this structure. The residence is currently vacant and is in poor condition.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$213,000

Currently Critical

Immediate to Two Years

## CONSERVE AND PROTECT VACANT BUILDING

Project Index #: 0724EXT2

Construction Cost \$30,000

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

## SEISMIC RETROFIT ROOF STRUCTURE

Project Index #: 0724SFT2

Construction Cost \$70,500

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## SEISMIC RETROFIT WALLS

Project Index #: 0724SFT1

Construction Cost \$112,500

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$33,000

Necessary - Not Yet Critical

Two to Four Years

## ASBESTOS ABATEMENT, TSI

Project Index #: 0724ENV1

Construction Cost \$33,000

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Piping insulation was found which is believed to contain asbestos, and this report recommends abatement of this material.

**BUILDING INFORMATION:**

Gross Area (square feet):	1,500	IBC Occupancy Type 1:	100 % R-3
Year Constructed:	1941	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Stone Masonry	Construction Type:	Stone Masonry and Wood
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Supressed:	0 %
Basement?	No		

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$213,000	Project Construction Cost per Square Foot:	\$164.00
Priority Class 2:	\$33,000	Total Facility Replacement Construction Cost:	\$450,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$246,000	FCNI:	55%

## #013 DORM (DMV &amp; PS)

SPWD Facility Condition Analysis - 0687

Survey Date: 2/7/2020

## #013 DORM (DMV &amp; PS)

## BUILDING REPORT

This building is used as a dormitory for the State of Nevada Public Safety Training Division. This building is an unreinforced stone masonry and wood framed building with a seismically upgraded roof structure (CIP 05-M46), finished with an asphalt shingle roof system. There are numerous sleeping rooms, men's and women's restrooms, laundry rooms, and training rooms located within the facility. There is a fire sprinkler and alarm system inside and heating is provided by a gas fired hydronic heating system. There is no cooling provided and the building and restrooms are not ADA accessible.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$1,167,800

## Currently Critical

## Immediate to Two Years

## ADA RESTROOM UPGRADE

Project Index #: 0687ADA1

Construction Cost \$4,000

The designated unisex ADA accessible restrooms are not fully compliant. There is no pipe protection, the toilet paper dispenser is not in the correct location, one of the flush handles is on the wrong side and the grab bars are not compliant. A partial retrofit is necessary. This project would provide funding to bring the restrooms into full ADA compliance. 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## ADA SIGNAGE

Project Index #: 0687ADA3

Construction Cost \$1,500

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Project Index #: 0687ADA2

Construction Cost \$8,000

This building contains 3 water fountains that are not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of three drinking fountains to meet the ADA requirements.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## EGRESS LIGHTING UPGRADE

Project Index #: 0687SFT3

Construction Cost \$3,000

There are older emergency egress lighting units in this building. These units have a finite lifespan, and this project recommends their replacement with new egress lights, and providing additional lights on the main exit routes and in individual rooms as needed.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **FIRE ALARM SYSTEM UPGRADE**

**Project Index #: 0687SFT1**  
**Construction Cost \$58,300**

This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the 2018 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **SEISMIC RETROFIT WALLS**

**Project Index #: 0687SFT4**  
**Construction Cost \$1,093,000**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$250,400**

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

## **CONCRETE PATIO REPLACEMENT**

**Project Index #: 0687SIT1**  
**Construction Cost \$25,000**

The exterior concrete patio has extensive cracking and spalling and is due for replacement. This project would provide for the installation of a new 4" thick concrete slab-on-grade patio at the center courtyard. Removal and disposal of the existing concrete is included in this estimate.

## **EXHAUST FAN INSTALLATION**

**Project Index #: 0687HVA1**  
**Construction Cost \$6,000**

There are two rooms in the building with laundry facilities. These rooms are not equipped with any type of exhaust system to ventilate the rooms. When the laundry machines are running, heat and moisture build up in the rooms and the occupants prop open the fire rated doors. This compromises the fire safety design for the building. This project would provide for the purchase and installation of exhaust fan assemblies in each room including connections to utilities. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **EXTERIOR LIGHTING REPLACEMENT**

**Project Index #: 0687ELE1**  
**Construction Cost \$15,000**

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

## **JANITORS CLOSET REPAIRS**

**Project Index #: 0687INT4**  
**Construction Cost \$3,500**

The mop sinks in the Janitors Closets are mounted adjacent to gypsum board and are showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish. This is recommended for two Janitors Closets.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**RESTROOM REMODEL**

**Project Index #: 0687INT3**  
**Construction Cost \$84,000**

The two large restrooms in the dormitory have not been remodeled for at least 20 years and are in overall poor condition. The finishes, fixtures, cabinets, toilets, showers, and exhaust fans are showing signs of wear and deterioration. This project would provide for a complete remodel of the restrooms. The removal and disposal of the existing fixtures and finishes is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**WINDOW REPLACEMENT**

**Project Index #: 0687ENR1**  
**Construction Cost \$116,900**

The windows are original, single pane construction in a wooden frame. These older windows are drafty, not energy efficient and the wooden frames have deteriorated significantly. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 70 units including wooden frames and additional costs are included due to the historical nature of the building. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$145,800**

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

**Project Index #: 0687EXT3**  
**Construction Cost \$72,900**

The exterior finishes are in fair condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES**

**Project Index #: 0687INT1**  
**Construction Cost \$72,900**

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 that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 14,572</b>	<b>IBC Occupancy Type 1: 100 % R-1</b>
<b>Year Constructed: 1941</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 90 % Stone Masonry</b>	<b>Construction Type: Stone Masonry and Wood</b>
<b>Exterior Finish 2: 10 % Painted Wood Siding</b>	<b>IBC Construction Type: V-A</b>
<b>Number of Levels (Floors): 1 Basement? No</b>	<b>Percent Fire Suppressed: 100 %</b>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$1,167,800</b>	<b>Project Construction Cost per Square Foot: \$107.33</b>
<b>Priority Class 2: \$250,400</b>	<b>Total Facility Replacement Construction Cost: \$5,200,000</b>
<b>Priority Class 3: \$145,800</b>	<b>Facility Replacement Cost per Square Foot: \$357</b>
<b>Grand Total: \$1,564,000</b>	<b>FCNI: 30%</b>

## #012 DORMITORY (P.O.S.T.)

SPWD Facility Condition Analysis - 0686

Survey Date: 2/7/2020

## #012 DORMITORY (P.O.S.T.)

## BUILDING REPORT

This building is used as a dormitory for the State of Nevada P.O.S.T. program. This building is an unreinforced stone masonry and wood framed building with a seismically upgraded roof structure (CIP 05-M46), finished with an asphalt shingle roof system. There are numerous sleeping rooms, men's and women's restrooms, laundry rooms, and training rooms located within the facility. There is a fire sprinkler and alarm system inside and heating is provided by a gas fired hydronic heating system. There is no cooling provided, and the building and restrooms are not ADA accessible.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$1,167,800

## Currently Critical

## Immediate to Two Years

## ADA RESTROOM UPGRADE

Project Index #: 0686ADA2

Construction Cost \$4,000

The designated unisex ADA accessible restrooms are not fully compliant. There is no pipe protection, the toilet paper dispenser is not in the correct location, one of the flush handles is on the wrong side and the grab bars are not compliant. A partial retrofit is necessary. This project would provide funding to bring the restrooms into full ADA compliance. 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## ADA SIGNAGE

Project Index #: 0686ADA4

Construction Cost \$1,500

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Project Index #: 0686ADA3

Construction Cost \$8,000

This building contains 3 water fountains that are not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of three drinking fountains to meet the ADA requirements.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## EGRESS LIGHTING UPGRADE

Project Index #: 0686SFT3

Construction Cost \$3,000

There are older emergency egress lighting units in this building. These units have a finite lifespan, and this project recommends their replacement with new egress lights, and providing additional lights on the main exit routes and in individual rooms as needed.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **FIRE ALARM SYSTEM UPGRADE**

**Project Index #: 0686SFT1**  
**Construction Cost \$58,300**

This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the 2018 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **SEISMIC RETROFIT WALLS**

**Project Index #: 0686SFT4**  
**Construction Cost \$1,093,000**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$283,500**

**Necessary - Not Yet Critical**

**Two to Four Years**

## **EXHAUST FAN INSTALLATION**

**Project Index #: 0686HVA1**  
**Construction Cost \$6,000**

There are two rooms in the building with laundry facilities. These rooms are not equipped with any type of exhaust system to ventilate the rooms. When the laundry machines are running, heat and moisture build up in the rooms and the occupants prop open the fire rated doors. This compromises the fire safety design for the building. This project would provide for the purchase and installation of exhaust fan assemblies in each room including connections to utilities. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **EXTERIOR LIGHTING REPLACEMENT**

**Project Index #: 0686ELE2**  
**Construction Cost \$15,000**

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

## **JANITORS CLOSET REPAIRS**

**Project Index #: 0686INT3**  
**Construction Cost \$3,500**

The mop sinks in the Janitors Closets are mounted adjacent to gypsum board and are showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish. This is recommended for two Janitors Closets.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **RESTROOM REMODEL**

**Project Index #: 0686INT2**  
**Construction Cost \$84,000**

The two large restrooms in the dormitory have not been remodeled for at least 20 years and are in overall poor condition. The finishes, fixtures, cabinets, toilets, showers, and exhaust fans are showing signs of wear and deterioration. This project would provide for a complete remodel of the restrooms. The removal and disposal of the existing fixtures and finishes is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.



**Project Index #: 0686EXT1**  
**Construction Cost \$175,000**

## **WINDOW REPLACEMENT**

The windows are original, single pane construction in a wooden frame. These older windows are drafty, not energy efficient and the wooden frames have deteriorated significantly. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 70 units including wooden frames and additional costs are included due to the historical nature of the building. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$145,800**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0686EXT4**  
**Construction Cost \$72,900**

## **EXTERIOR FINISHES**

The exterior finishes are in fair condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0686INT1**  
**Construction Cost \$72,900**

## **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 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

## **BUILDING INFORMATION:**

<b>Gross Area (square feet): 14,572</b>	<b>IBC Occupancy Type 1: 100 % R-1</b>
<b>Year Constructed: 1941</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 90 % Stone Masonry</b>	<b>Construction Type: Stone Masonry and Wood</b>
<b>Exterior Finish 2: 10 % Painted Wood Siding</b>	<b>IBC Construction Type: V-A</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Suppressed: 100 %</b>
<b>Basement? No</b>	

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

<b>Priority Class 1: \$1,167,800</b>	<b>Project Construction Cost per Square Foot: \$109.60</b>
<b>Priority Class 2: \$283,500</b>	<b>Total Facility Replacement Construction Cost: \$5,200,000</b>
<b>Priority Class 3: \$145,800</b>	<b>Facility Replacement Cost per Square Foot: \$357</b>
<b>Grand Total: \$1,597,100</b>	<b>FCNI: 31%</b>

## #034 WASHOE TRIBE (VACANT)

SPWD Facility Condition Analysis - 0456

Survey Date: 2/7/2020

## #034 WASHOE TRIBE (VACANT)

## BUILDING REPORT

Building #034 Washoe Tribe is an unreinforced stone masonry and wood framed building with a seismically upgraded roof structure (CIP 05-M46), finished with an asphalt shingle roof system. This duplex residence is currently vacant.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$129,600

Currently Critical

Immediate to Two Years

Project Index #: 0456SFT1

## SEISMIC RETROFIT WALLS

Construction Cost \$129,600

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$38,000

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0456ENV1

## ASBESTOS ABATEMENT, TSI

Construction Cost \$38,000

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Piping insulation was found which is believed to contain asbestos, and this report recommends abatement of this material.

## PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$34,600

Long-Term Needs

Four to Ten Years

Project Index #: 0456EXT2

## CONSERVE AND PROTECT VACANT BUILDING

Construction Cost \$34,600

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

## BUILDING INFORMATION:

Gross Area (square feet): 1,729	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1941	IBC Occupancy Type 2: %
Exterior Finish 1: 60 % Stone Masonry	Construction Type: Stone Masonry and Wood
Exterior Finish 2: 40 % Painted Wood Siding	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$129,600	Project Construction Cost per Square Foot:	\$116.95
Priority Class 2:	\$38,000	Total Facility Replacement Construction Cost:	\$519,000
Priority Class 3:	\$34,600	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$202,200	FCNI:	39%

## #033 NON-PROFIT HOUSING

SPWD Facility Condition Analysis - 0455

Survey Date: 2/7/2020

## #033 NON-PROFIT HOUSING BUILDING REPORT

Building #033 is a duplex residential structure constructed with unreinforced stone masonry and wood framing. No seismic retrofit improvements have been done on this structure. It has an asphalt composition roof and is in fair condition. One side of the duplex has been remodeled to provide ADA accessibility but it is not ADA compliant. If ADA provisions are provided, the dwelling should be ADA compliant.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$321,860****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE PATH OF TRAVEL****Project Index #: 0455ADA1****Construction Cost \$35,700**

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

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**ADA RAMP REPLACEMENT****Project Index #: 0455ADA2****Construction Cost \$17,800**

This building has an ADA accessible ramp located on the north side of the building. This ramp is on the accessible path of travel from the parking space to the rear entrance of the building. The ramp does not have proper landings, curbs or handrails. This project would provide for replacing the ramp with a fully compliant ramp. 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**ADA RESTROOM UPGRADE****Project Index #: 0455ADA3****Construction Cost \$17,800**

One side of the duplex has some ADA improvements, but it is due for an upgrade. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**EXIT SIGN AND EGRESS LIGHTING INSTALLATION****Project Index #: 0455SFT5****Construction Cost \$5,200**

The building does not have any emergency lighting or exit signs. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems, as well as emergency egress lighting, to provide illumination along the egress route. IBC - 2018 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

#### **FIRE SUPPRESSION SYSTEM INSTALLATION**

**Project Index #: 0455SFT3**  
**Construction Cost \$28,800**

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next remodel or change of occupancy according to 2018 IEBC 101.4 Applicability provision, 2018 IFC and NAC 477.917. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

#### **SEISMIC GAS SHUT-OFF VALVE INSTALLATION**

**Project Index #: 0455SFT1**  
**Construction Cost \$4,800**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

#### **SEISMIC RETROFIT ROOF STRUCTURE**

**Project Index #: 0455SFT7**  
**Construction Cost \$81,200**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

#### **SEISMIC RETROFIT WALLS**

**Project Index #: 0455SFT6**  
**Construction Cost \$129,600**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

#### **SMOKE ALARM INSTALLATION**

**Project Index #: 0455SFT2**  
**Construction Cost \$960**

Section 907.2.10 of the 2018 IBC and 2018 IFC explains the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of smoke alarms in accordance with these codes.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

#### **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$92,600**

**Necessary - Not Yet Critical**

**Two to Four Years**

#### **ASBESTOS ABATEMENT, TSI**

**Project Index #: 0455ENV1**  
**Construction Cost \$41,200**

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Thermal System Insulation was found on the piping and this report recommends abatement of this material.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**ELECTRICAL UPGRADE****Project Index #: 0455ELE1****Construction Cost \$41,200**

The kitchens in both residences do not have grounded (3-prong) receptacles or GFCI outlets. This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the building's electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels are more than 30 years old, the fuses burn out often and it is difficult to find the correct replacement fuses. It is recommended the entire system be upgraded to meet the evolving needs of the building. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**EXTERIOR FINISHES****Project Index #: 0455EXT1****Construction Cost \$10,200**

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

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$10,200****Long-Term Needs****Four to Ten Years****INTERIOR FINISHES****Project Index #: 0455INT1****Construction Cost \$10,200**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 1,729</b>	<b>IBC Occupancy Type 1: 100 % R-3</b>
<b>Year Constructed: 1941</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 60 % Stone Masonry</b>	<b>Construction Type: Stone Masonry and Wood</b>
<b>Exterior Finish 2: 40 % Painted Wood Siding</b>	<b>IBC Construction Type: V-B</b>
<b>Number of Levels (Floors): 1 Basement? No</b>	<b>Percent Fire Suppressed: 0 %</b>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$321,860</b>	<b>Project Construction Cost per Square Foot: \$245.61</b>
<b>Priority Class 2: \$92,600</b>	<b>Total Facility Replacement Construction Cost: \$519,000</b>
<b>Priority Class 3: \$10,200</b>	<b>Facility Replacement Cost per Square Foot: \$300</b>
<b>Grand Total: \$424,660</b>	<b>FCNI: 82%</b>

## #032 NON-PROFIT OFFICE

SPWD Facility Condition Analysis - 0454

Survey Date: 2/7/2020

## #032 NON-PROFIT OFFICE

## BUILDING REPORT

Building #032 is a residential structure constructed with unreinforced stone masonry and wood framing. No seismic retrofit improvements have been done on this structure. It is currently being used as office space. It has an asphalt composition roof and is in fair condition. The building is lacking ADA accessibility.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$374,900

## Currently Critical

## Immediate to Two Years

## ADA DOOR HARDWARE REPLACEMENT

Project Index #: 0454SFT5

Construction Cost \$5,300

The 2010 ADA Standards for Accessible Design states that handles, pulls, latches, locks and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force to activate operable parts shall be 5 pounds maximum. It is recommended that proper lever hardware be installed on all of the interior doors in this building to meet these requirements. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and sections 309.4 and 404.2.7 of the 2010 ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## ADA RESTROOM UPGRADE

Project Index #: 0454ADA4

Construction Cost \$17,900

The building does not have an accessible restroom. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## ELECTRICAL UPGRADE

Project Index #: 0454ELE1

Construction Cost \$42,800

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the building's electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels are more than 30 years old, the fuses burn out often and it is difficult to find the correct replacement fuses. It is recommended the entire system be upgraded to meet the evolving needs of the building.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## EXIT SIGN AND EGRESS LIGHTING INSTALLATION

Project Index #: 0454SFT6

Construction Cost \$5,400

The building does not have any emergency lighting and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems, as well as emergency egress lighting, to provide illumination along the egress route. IBC - 2018 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0454SFT3**

**Construction Cost \$8,600**

#### **FIRE ALARM SYSTEM INSTALLATION**

This building is lacking a fire detection and alarm system and only has one smoke detector. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1 Section 7 and the 2018 International Fire Code.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0454SFT4**

**Construction Cost \$30,000**

#### **FIRE SUPPRESSION SYSTEM INSTALLATION**

The building is a B occupancy per the 2018 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0454ADA3**

**Construction Cost \$29,800**

#### **INTERIOR ACCESSIBILITY UPGRADES**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. An accessible path of travel throughout the interior of the building is necessary to comply with ADA accessibility requirements. There are at least two areas of the building that have a change in level greater than 1/2". This project would provide for raising the floor level to match or installing compliant ramps at these locations. 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0454SFT2**

**Construction Cost \$10,700**

#### **INTERIOR STAIRWAY REPLACEMENT**

The stairs and handrails between the first floor and the second floor do not meet the requirements in the 2018 International Building Code sections 1009 and 1012. This project would provide funding to remove and replace the stairway and handrail.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0454SFT1**

**Construction Cost \$4,800**

#### **SEISMIC GAS SHUT-OFF VALVE INSTALLATION**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0454SFT8**

**Construction Cost \$84,600**

#### **SEISMIC RETROFIT ROOF STRUCTURE**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

**SEISMIC RETROFIT WALLS**

**Project Index #: 0454SFT7**  
**Construction Cost \$135,000**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$46,700**

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

**ASBESTOS ABATEMENT, TSI**

**Project Index #: 0454ENV1**  
**Construction Cost \$42,900**

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Thermal System Insulation was found on the piping and this report recommends abatement of this material.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**SIDEWALK REPLACEMENT**

**Project Index #: 0454SIT1**  
**Construction Cost \$3,800**

The sidewalks serving the building and recreation areas on this site have deteriorated and are failing. There is settling in many locations. This project addresses removal and replacement of existing sidewalks as needed. 300 SF of 4" thick concrete sidewalk was used for this estimate. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$21,400**

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

**EXTERIOR FINISHES**

**Project Index #: 0454EXT1**  
**Construction Cost \$10,700**

The exterior paint is in fair condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES**

**Project Index #: 0454INT1**  
**Construction Cost \$10,700**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 1,800</b>	<b>IBC Occupancy Type 1: 100 % B</b>
<b>Year Constructed: 1941</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 80 % Stone Masonry</b>	<b>Construction Type: Stone Masonry and Wood</b>
<b>Exterior Finish 2: 20 % Painted Wood Siding</b>	<b>IBC Construction Type: V-B</b>
<b>Number of Levels (Floors): 2 Basement? No</b>	<b>Percent Fire Suppressed: 0 %</b>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$374,900</b>	<b>Project Construction Cost per Square Foot: \$246.11</b>
<b>Priority Class 2: \$46,700</b>	<b>Total Facility Replacement Construction Cost: \$540,000</b>
<b>Priority Class 3: \$21,400</b>	<b>Facility Replacement Cost per Square Foot: \$300</b>
<b>Grand Total: \$443,000</b>	<b>FCNI: 82%</b>



## #031 WASHOE TRIBE (VACANT)

SPWD Facility Condition Analysis - 0453

Survey Date: 2/7/2020

## #031 WASHOE TRIBE (VACANT)

## BUILDING REPORT

Building #031 Washoe Tribe is an unreinforced stone masonry and wood framed structure with a transite shingle roof. No seismic retrofit improvements have been done on this structure. The building is designed as a residence and is currently vacant.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$339,100

Currently Critical

Immediate to Two Years

## CONSERVE AND PROTECT VACANT BUILDING

Project Index #: 0453EXT2

Construction Cost \$47,800

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

## SEISMIC RETROFIT ROOF STRUCTURE

Project Index #: 0453SFT2

Construction Cost \$112,200

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## SEISMIC RETROFIT WALLS

Project Index #: 0453SFT1

Construction Cost \$179,100

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$52,000

Necessary - Not Yet Critical

Two to Four Years

## ASBESTOS ABATEMENT, TSI

Project Index #: 0453ENV1

Construction Cost \$52,000

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Piping insulation was found which is believed to contain asbestos, and this report recommends abatement of this material. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**BUILDING INFORMATION:**

Gross Area (square feet):	2,388	IBC Occupancy Type 1:	100 % R-3
Year Constructed:	1939	IBC Occupancy Type 2:	%
Exterior Finish 1:	80 % Stone Masonry	Construction Type:	Stone Masonry and wood
Exterior Finish 2:	20 % Painted Wood Siding	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Supressed:	0 %
	Basement?	Yes	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$339,100	Project Construction Cost per Square Foot:	\$163.78
Priority Class 2:	\$52,000	Total Facility Replacement Construction Cost:	\$716,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$391,100	FCNI:	55%

## #030 WASHOE TRIBE (VACANT)

SPWD Facility Condition Analysis - 0452

Survey Date: 2/7/2020

## #030 WASHOE TRIBE (VACANT)

## BUILDING REPORT

Building #030 Washoe Tribe is an unreinforced stone masonry and wood framed structure with a transite shingle roof. No seismic retrofit improvements have been done on this structure. The building is designed as a duplex style residence and is currently vacant.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$364,700

Currently Critical

Immediate to Two Years

## CONSERVE AND PROTECT VACANT BUILDING

Project Index #: 0452EXT2

Construction Cost \$51,400

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

## SEISMIC RETROFIT ROOF STRUCTURE

Project Index #: 0452SFT2

Construction Cost \$120,700

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## SEISMIC RETROFIT WALLS

Project Index #: 0452SFT1

Construction Cost \$192,600

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$56,000

Necessary - Not Yet Critical

Two to Four Years

## ASBESTOS ABATEMENT, TSI

Project Index #: 0452ENV1

Construction Cost \$56,000

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Piping insulation was found which is believed to contain asbestos, and this report recommends abatement of this material.

**BUILDING INFORMATION:**

Gross Area (square feet):	2,569	IBC Occupancy Type 1:	100 % R-3
Year Constructed:	1939	IBC Occupancy Type 2:	%
Exterior Finish 1:	90 % Stone Masonry	Construction Type:	Stone Masonry and Wood
Exterior Finish 2:	10 % Painted Wood Siding	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Supressed:	0 %
	Basement?	Yes	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$364,700	Project Construction Cost per Square Foot:	\$163.76
Priority Class 2:	\$56,000	Total Facility Replacement Construction Cost:	\$642,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$420,700	FCNI:	66%

#029 WASHOE TRIBE (VACANT)

SPWD Facility Condition Analysis - 0451

Survey Date: 2/7/2020

## #029 WASHOE TRIBE (VACANT)

## BUILDING REPORT

Building #029 Washoe Tribe is an unreinforced stone masonry and wood framed structure with a transite shingle roof. No seismic retrofit improvements have been done on this structure. The building is designed as a duplex residence and is currently vacant.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$458,700

Currently Critical

Immediate to Two Years

## CONSERVE AND PROTECT VACANT BUILDING

Project Index #: 0451EXT2

Construction Cost \$64,600

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

## SEISMIC RETROFIT ROOF STRUCTURE

Project Index #: 0451SFT2

Construction Cost \$151,800

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## SEISMIC RETROFIT WALLS

Project Index #: 0451SFT1

Construction Cost \$242,300

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$70,000

Necessary - Not Yet Critical

Two to Four Years

## ASBESTOS ABATEMENT, TSI

Project Index #: 0451ENV1

Construction Cost \$70,000

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Piping insulation was found which is believed to contain asbestos, and this report recommends abatement of this material.

**BUILDING INFORMATION:**

Gross Area (square feet):	3,231	IBC Occupancy Type 1:	100 % R-3
Year Constructed:	1937	IBC Occupancy Type 2:	%
Exterior Finish 1:	90 % Stone Masonry	Construction Type:	Stone Masonry and Wood
Exterior Finish 2:	10 % Painted Wood Siding	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Supressed:	0 %
	Basement?	No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$458,700	Project Construction Cost per Square Foot:	\$163.63
Priority Class 2:	\$70,000	Total Facility Replacement Construction Cost:	\$808,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$528,700	FCNI:	65%

#028 WASHOE TRIBE (VACANT)

SPWD Facility Condition Analysis - 0450

Survey Date: 2/7/2020

## #028 WASHOE TRIBE (VACANT)

## BUILDING REPORT

Building #028 Washoe Tribe is an unreinforced stone masonry and wood framed structure with a transite shingle roof. No seismic retrofit improvements have been done on this structure. The building is designed as a residence and is currently vacant.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$500,200

Currently Critical

Immediate to Two Years

Project Index #: 0450EXT2

## CONSERVE AND PROTECT VACANT BUILDINGS

Construction Cost \$70,500

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

Project Index #: 0450SFT2

## SEISMIC RETROFIT ROOF STRUCTURE

Construction Cost \$165,500

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

Project Index #: 0450SFT1

## SEISMIC RETROFIT WALLS

Construction Cost \$264,200

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## BUILDING INFORMATION:

Gross Area (square feet): 3,523	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1937	IBC Occupancy Type 2: %
Exterior Finish 1: 90 % Stone Masonry	Construction Type: Stone Masonry and Wood
Exterior Finish 2: 10 % Painted Wood Siding	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$500,200	Project Construction Cost per Square Foot:	\$141.98
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$881,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$500,200	FCNI:	57%

## #027 WASHOE TRIBE (VACANT)

SPWD Facility Condition Analysis - 0449

Survey Date: 2/7/2020

## #027 WASHOE TRIBE (VACANT)

## BUILDING REPORT

Building #027 Washoe Tribe is an unreinforced stone masonry and wood framed structure with a transite shingle roof. No seismic retrofit improvements have been done on this structure. The building is designed as a duplex style residence and is currently vacant.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$319,900

Currently Critical

Immediate to Two Years

## CONSERVE AND PROTECT VACANT BUILDING

Project Index #: 0449EXT2

Construction Cost \$45,000

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

## SEISMIC RETROFIT ROOF STRUCTURE

Project Index #: 0449SFT2

Construction Cost \$105,900

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## SEISMIC RETROFIT WALLS

Project Index #: 0449SFT1

Construction Cost \$169,000

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$49,000

Necessary - Not Yet Critical

Two to Four Years

## ASBESTOS ABATEMENT, TSI

Project Index #: 0449ENV1

Construction Cost \$49,000

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Piping insulation was found which is believed to contain asbestos, and this report recommends abatement of this material.



**BUILDING INFORMATION:**

Gross Area (square feet):	2,254	IBC Occupancy Type 1:	100 % R-3
Year Constructed:	1937	IBC Occupancy Type 2:	%
Exterior Finish 1:	90 % Stone Masonry	Construction Type:	Stone Masonry and Wood
Exterior Finish 2:	10 % Painted Wood Siding	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Supressed:	0 %
	Basement?	No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$319,900	Project Construction Cost per Square Foot:	\$163.66
Priority Class 2:	\$49,000	Total Facility Replacement Construction Cost:	\$676,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$368,900	FCNI:	55%

## #025 DORMITORY (VACANT)

SPWD Facility Condition Analysis - 0447

Survey Date: 2/7/2020

## #025 DORMITORY (VACANT)

## BUILDING REPORT

Building #025 Dormitory is an unreinforced stone masonry and wood framed building with a seismically upgraded roof structure (CIP 05-M46), finished with an asphalt shingle roof system. It was a dormitory with restroom and laundry facilities. The building is vacant.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$479,700

Currently Critical

Immediate to Two Years

Project Index #: 0447SFT1

Construction Cost \$479,700

## SEISMIC RETROFIT WALLS

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$150,000

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0447ENV1

Construction Cost \$150,000

## ASBESTOS ABATEMENT, ACOUSTICAL CEILING &amp; TSI

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Spray acoustical ceiling material was found which is believed to contain asbestos, and this report recommends abatement of this material. Piping insulation also was found which is believed to contain asbestos, and this report recommends abatement of this material.

## PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$150,000

Long-Term Needs

Four to Ten Years

Project Index #: 0447EXT2

Construction Cost \$150,000

## CONSERVE AND PROTECT VACANT BUILDING

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

## BUILDING INFORMATION:

Gross Area (square feet): 6,395	IBC Occupancy Type 1: 100 % R-1
Year Constructed: 1937	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Stone Masonry	Construction Type: Stone Masonry and Wood
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$479,700	Project Construction Cost per Square Foot: \$121.92
Priority Class 2: \$150,000	Total Facility Replacement Construction Cost: \$1,920,000
Priority Class 3: \$150,000	Facility Replacement Cost per Square Foot: \$300
Grand Total: \$779,700	FCNI: 41%

## #024 DORMITORY (VACANT)

SPWD Facility Condition Analysis - 0446

Survey Date: 2/7/2020

## #024 DORMITORY (VACANT)

## BUILDING REPORT

Building #024 Dormitory is an unreinforced stone masonry and wood framed building with a seismically upgraded roof structure (CIP 05-M46), finished with an asphalt shingle roof system. It was a dormitory with restroom and laundry facilities. The building is vacant.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$479,700

Currently Critical

Immediate to Two Years

Project Index #: 0446SFT10

Construction Cost \$479,700

## SEISMIC RETROFIT WALLS

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$150,000

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0446ENV1

Construction Cost \$150,000

## ASBESTOS ABATEMENT, ACOUSTICAL CEILING &amp; TSI

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Spray acoustical ceiling material was found which is believed to contain asbestos, and this report recommends abatement of this material. Piping insulation also was found which is believed to contain asbestos, and this report recommends abatement of this material.

## PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$150,000

Long-Term Needs

Four to Ten Years

Project Index #: 0446EXT2

Construction Cost \$150,000

## CONSERVE AND PROTECT VACANT BUILDING

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

## BUILDING INFORMATION:

Gross Area (square feet): 6,395	IBC Occupancy Type 1: 100 % R-1
Year Constructed: 1937	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Stone Masonry	Construction Type: Stone Masonry and Wood
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$479,700	Project Construction Cost per Square Foot:	\$121.92
Priority Class 2:	\$150,000	Total Facility Replacement Construction Cost:	\$1,920,000
Priority Class 3:	\$150,000	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$779,700	FCNI:	41%

## #023 DORMITORY (VACANT)

SPWD Facility Condition Analysis - 0445

Survey Date: 2/7/2020

## #023 DORMITORY (VACANT)

## BUILDING REPORT

Building #023 Dormitory is an unreinforced stone masonry and wood framed building with a seismically upgraded roof structure (CIP 05-M46), finished with an asphalt shingle roof system. It was a dormitory with restroom and laundry facilities. The building is vacant.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$479,700

Currently Critical

Immediate to Two Years

Project Index #: 0445SFT1

Construction Cost \$479,700

## SEISMIC RETROFIT WALLS

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$150,000

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0445ENV1

Construction Cost \$150,000

## ASBESTOS ABATEMENT, ACOUSTICAL CEILING &amp; TSI

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Spray acoustical ceiling material was found which is believed to contain asbestos, and this report recommends abatement of this material. Piping insulation also was found which is believed to contain asbestos, and this report recommends abatement of this material.

## PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$150,000

Long-Term Needs

Four to Ten Years

Project Index #: 0445EXT2

Construction Cost \$150,000

## CONSERVE AND PROTECT VACANT BUILDING

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

## BUILDING INFORMATION:

Gross Area (square feet): 6,395	IBC Occupancy Type 1: 100 % R-1
Year Constructed: 1937	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Stone Masonry	Construction Type: Stone Masonry and Wood
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$479,700	Project Construction Cost per Square Foot: \$121.92
Priority Class 2: \$150,000	Total Facility Replacement Construction Cost: \$1,920,000
Priority Class 3: \$150,000	Facility Replacement Cost per Square Foot: \$300
Grand Total: \$779,700	FCNI: 41%

## #022 DMV &amp; PS STORAGE (VACANT)

SPWD Facility Condition Analysis - 0444

Survey Date: 2/7/2020

## #022 DMV &amp; PS STORAGE (VACANT)

## BUILDING REPORT

Building #022 Storage is an unreinforced stone masonry and wood framed building with a seismically upgraded roof structure (CIP 05-M46), finished with an asphalt shingle roof system. It was a dormitory with restroom and laundry facilities. The building is vacant.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$479,700

Currently Critical

Immediate to Two Years

## SEISMIC RETROFIT WALLS

Project Index #: 0444SFT1

Construction Cost \$479,700

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$150,000

Necessary - Not Yet Critical

Two to Four Years

## ASBESTOS ABATEMENT, ACOUSTICAL CEILING &amp; TSI

Project Index #: 0444ENV1

Construction Cost \$150,000

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Spray acoustical ceiling material was found which is believed to contain asbestos, and this report recommends abatement of this material. Piping insulation also was found which is believed to contain asbestos, and this report recommends abatement of this material.

## PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$150,000

Long-Term Needs

Four to Ten Years

## CONSERVE AND PROTECT VACANT BUILDING

Project Index #: 0444EXT2

Construction Cost \$150,000

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

## BUILDING INFORMATION:

Gross Area (square feet): 6,395	IBC Occupancy Type 1: 100 % R-1
Year Constructed: 1937	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Stone Masonry	Construction Type: Stone Masonry and Wood
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$479,700	Project Construction Cost per Square Foot:	\$121.92
Priority Class 2:	\$150,000	Total Facility Replacement Construction Cost:	\$1,920,000
Priority Class 3:	\$150,000	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$779,700	FCNI:	41%

## #021 DORMITORY (VACANT)

SPWD Facility Condition Analysis - 0443

Survey Date: 2/7/2020

## #021 DORMITORY (VACANT)

## BUILDING REPORT

Building #021 Dormitory is an unreinforced stone masonry and wood framed building with a seismically upgraded roof structure (CIP 05-M46), finished with an asphalt shingle roof system. It was a dormitory with restroom and laundry facilities. The building is vacant.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$649,600

Currently Critical

Immediate to Two Years

Project Index #: 0443SFT1

Construction Cost \$649,600

## SEISMIC RETROFIT WALLS

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$205,000

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0443ENV1

Construction Cost \$205,000

## ASBESTOS ABATEMENT, ACOUSTICAL CEILING &amp; TSI

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Spray acoustical ceiling material was found which is believed to contain asbestos, and this report recommends abatement of this material. Piping insulation also was found which is believed to contain asbestos, and this report recommends abatement of this material.

## PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$205,000

Long-Term Needs

Four to Ten Years

Project Index #: 0443EXT2

Construction Cost \$205,000

## CONSERVE AND PROTECT VACANT BUILDING

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

## BUILDING INFORMATION:

Gross Area (square feet): 8,662	IBC Occupancy Type 1: 100 % R-1
Year Constructed: 1937	IBC Occupancy Type 2: %
Exterior Finish 1: 90 % Stone Masonry	Construction Type: Stone Masonry and Wood
Exterior Finish 2: 10 % Painted Wood Siding	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$649,600	Project Construction Cost per Square Foot: \$122.33
Priority Class 2: \$205,000	Total Facility Replacement Construction Cost: \$2,599,000
Priority Class 3: \$205,000	Facility Replacement Cost per Square Foot: \$300
Grand Total: \$1,059,600	FCNI: 41%

## #019 OLD POST OFFICE

SPWD Facility Condition Analysis - 0442

Survey Date: 2/7/2020

## #019 OLD POST OFFICE

## BUILDING REPORT

Building #019 Old Post Office is an unreinforced stone masonry and wood framed building with a seismically upgraded roof structure (CIP 05-M46), finished with a new tin shingle hip roof currently used for storage. This building used to be a post office for the Stewart Campus Site. Current plans are to remodel and seismically retrofit this building for conditioned storage for the Stewart Indian Museum.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$123,400****Currently Critical****Immediate to Two Years****Project Index #: 0442SFT1****SEISMIC RETROFIT WALLS****Construction Cost \$123,400**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$19,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0442ENV1****ASBESTOS ABATEMENT, TSI****Construction Cost \$19,500**

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Piping insulation was found which is believed to contain asbestos, and this report recommends abatement of this material.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$39,000****Long-Term Needs****Four to Ten Years****Project Index #: 0442EXT2****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$39,000**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

**BUILDING INFORMATION:**

Gross Area (square feet): 1,646	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1926	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Stone Masonry	Construction Type: Stone Masonry and Wood
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1: \$123,400	Project Construction Cost per Square Foot: \$110.51
Priority Class 2: \$19,500	Total Facility Replacement Construction Cost: \$412,000
Priority Class 3: \$39,000	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$181,900	FCNI: 44%

State of Nevada / Administration  
 #068A & 068B SHOPS (VACANT)  
 SPWD Facility Condition Analysis - 0441  
 Survey Date: 2/7/2020

Site number: 9971

## #068A & 068B SHOPS (VACANT) BUILDING REPORT

Building #068A & 068B Shops is an unreinforced stone masonry, concrete and wood framed structure located on the south portion of the Stewart Campus Site. No seismic retrofit improvements have been done on this structure. This old building used to have some sort of a connecting structure between the shops, but was demolished years ago. It used to be shops and now is boarded up, vacant, and in poor condition. The roof is a mix of missing and tin shingles with numerous holes.

### PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$1,252,600

Currently Critical

Immediate to Two Years

Project Index #: 0441EXT2  
 Construction Cost \$205,000

### CONSERVE AND PROTECT VACANT BUILDING

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

Project Index #: 0441SFT3  
 Construction Cost \$403,600

### SEISMIC RETROFIT ROOF STRUCTURE

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

Project Index #: 0441SFT2  
 Construction Cost \$644,000

### SEISMIC RETROFIT WALLS

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

### BUILDING INFORMATION:

Gross Area (square feet): 8,588	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1931	IBC Occupancy Type 2: %
Exterior Finish 1: 80 % Stone Masonry	Construction Type: Stone Masonry, Concrete & Wood
Exterior Finish 2: 20 % Concrete	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$1,252,600	Project Construction Cost per Square Foot: \$145.85
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$1,530,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$178
Grand Total: \$1,252,600	FCNI: 82%



## #160 NEW GYM

SPWD Facility Condition Analysis - 0440

Survey Date: 2/7/2020

## #160 NEW GYM

## BUILDING REPORT

Building #160 New Gym is a precast concrete structure with stone veneer and a single-ply roofing system. It contains a large gym area, lockers, and restrooms, as well as some equipment storage, and office areas. The facility does not have a fire sprinkler system and is lacking ADA accessible restrooms, showers, drinking fountains, signage, and door hardware.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$1,094,200****Currently Critical****Immediate to Two Years****ADA DOOR HARDWARE****Project Index #: 0440ADA5****Construction Cost \$31,500**

The 2010 ADA Standards for Accessible Design states that handles, pulls, latches, locks and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force to activate operable parts shall be 5 pounds maximum. It is recommended that proper lever hardware be installed on all of the interior doors in this building to meet these requirements. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and sections 309.4 and 404.2.7 of the 2010 ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**ADA RESTROOM UPGRADE****Project Index #: 0440ADA1****Construction Cost \$220,000**

The Men's and Women's locker rooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's locker rooms for accessibility upgrades. These items may include new sinks, water closets, urinals, showers, partitions, 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**ADA SIGNAGE****Project Index #: 0440ADA4****Construction Cost \$2,700**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION****Project Index #: 0440ADA3****Construction Cost \$5,000**

This building contains a water fountain that is not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0440SFT1**  
**Construction Cost \$175,000**

#### **FIRE ALARM SYSTEM UPGRADE**

This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the 2018 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0440SFT4**  
**Construction Cost \$660,000**

#### **FIRE SUPPRESSION SYSTEM INSTALLATION**

The building is over 12,000 square feet in area. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, every building owned or occupied by the state which is designated as an R occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

#### **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$1,497,000**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 0440HVA1**  
**Construction Cost \$27,000**

#### **EXHAUST FAN REPLACEMENT**

Many of the exhaust fans in the restrooms and shower areas were inoperative and should be scheduled for replacement. Due to excessive humidity concerns, high volume commercial units should be installed. Additionally, the gymnasium's exhaust fans are inoperative and should be replaced with new ones. It is recommended that this project coincide with the HVAC system upgrade project.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0440EXT4**  
**Construction Cost \$23,400**

#### **EXTERIOR DOOR REPLACEMENT**

The exterior metal doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the 13 metal man doors with new metal doors, frames, and ADA compliant hardware. Removal and disposal of the existing doors is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**Project Index #: 0440ELE1**  
**Construction Cost \$24,000**

#### **EXTERIOR LIGHTING REPLACEMENT**

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

## **HVAC SYSTEM UPGRADE**

**Project Index #: 0440ENR2**

**Construction Cost \$670,000**

The HVAC system consists of two natural gas-fired boilers that were installed in 2000 and three large air handlers that are original to the building. There is no central cooling in the building. The system is not energy efficient and has reached the end of its expected and useful life. This project would provide for installation of a new HVAC system including cooling equipment and cleaning of the existing duct work and grilles. The new system shall be designed to significantly reduce electrical and natural gas usage in order to comply with the 2018 IECC and ASHRAE 90.1 and to reduce utility costs. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **ROOF REPLACEMENT**

**Project Index #: 0440EXT1**

**Construction Cost \$695,000**

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

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **STOREFRONT SYSTEM REPLACEMENT**

**Project Index #: 0440EXT3**

**Construction Cost \$54,000**

There are three sets of exterior aluminum entrance storefront systems that appear to be original to the building. They are damaged from age and general wear and tear and are a constant maintenance problem. This project would provide for the replacement and installation of three new exterior aluminum entrance storefront systems including ADA compliant hardware. Removal and disposal of the existing storefronts is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **WATER HEATER REPLACEMENT**

**Project Index #: 0440PLM1**

**Construction Cost \$3,600**

There is a 100 gallon natural gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 3-4 years. It is recommended that a new natural gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$371,550**

### **Long-Term Needs**

### **Four to Ten Years**

## **EXTERIOR FINISHES**

**Project Index #: 0440EXT2**

**Construction Cost \$185,800**

The exterior is in fair condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the open faced downspouts and other painted finishes, and caulking of the pre-cast stone panels, windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0440INT1**  
**Construction Cost \$185,750**

## **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 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

## **BUILDING INFORMATION:**

<b>Gross Area (square feet):</b>	<b>37,150</b>	<b>IBC Occupancy Type 1:</b>	<b>70 % A-3</b>
<b>Year Constructed:</b>	<b>1973</b>	<b>IBC Occupancy Type 2:</b>	<b>30 % B</b>
<b>Exterior Finish 1:</b>	<b>90 % Stone Masonry</b>	<b>Construction Type:</b>	<b>Stone Masonry Concrete &amp; Steel</b>
<b>Exterior Finish 2:</b>	<b>10 % Glass and Aluminum</b>	<b>IBC Construction Type:</b>	<b>II-B</b>
<b>Number of Levels (Floors):</b>	<b>1</b>	<b>Basement?</b>	<b>No</b>
		<b>Percent Fire Suppressed:</b>	<b>0 %</b>

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

<b>Priority Class 1:</b>	<b>\$1,094,200</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$79.75</b>
<b>Priority Class 2:</b>	<b>\$1,497,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$11,053,000</b>
<b>Priority Class 3:</b>	<b>\$371,550</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$298</b>
<b>Grand Total:</b>	<b>\$2,962,750</b>	<b>FCNI:</b>	<b>27%</b>

## #020 OLD GYM (VACANT)

SPWD Facility Condition Analysis - 0439

Survey Date: 2/7/2020

## #020 OLD GYM (VACANT)

## BUILDING REPORT

Building #020 Old Gym is an unreinforced stone masonry and steel framed building with a seismically upgraded roof structure (CIP17-C09), finished with an asphalt shingle roof. The interior contains a large gym recreation area with a mezzanine along the perimeter, restrooms, and storage areas. The structure needs exterior envelope maintenance.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$954,900

Currently Critical

Immediate to Two Years

## CONSERVE AND PROTECT VACANT BUILDING

Project Index #: 0439SEC1

Construction Cost \$60,000

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

## SEISMIC RETROFIT WALLS

Project Index #: 0439SFT1

Construction Cost \$894,900

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. It should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## BUILDING INFORMATION:

Gross Area (square feet): 11,933	IBC Occupancy Type 1: 90 % A-3
Year Constructed: 1938	IBC Occupancy Type 2: 10 % B
Exterior Finish 1: 100 % Stone Masonry	Construction Type: Stone Masonry and Wood
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 2	Percent Fire Suppressed: 0 %
Basement? Yes	

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$954,900	Project Construction Cost per Square Foot:	\$80.02
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$2,983,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$954,900	FCNI:	32%

## #018 OFFICE (NDOC)

SPWD Facility Condition Analysis - 0438

Survey Date: 2/7/2020

## #018 OFFICE (NDOC)

## BUILDING REPORT

Building #018 NDOC Office is an unreinforced stone masonry and wood framed building with a new asphalt composition roof on a concrete slab-on-grade foundation. No seismic retrofit improvements have been done on this structure. A diesel fired backup generator located south of the building provides 100% backup power to both building #089 & building #018. It contains individual offices for correctional personnel, restrooms, and some small storage rooms. It is lacking ADA accessibility and fire sprinklers. The facility is located in the northeast portion of the Stewart Campus Site and is in fair condition.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$528,400

## Currently Critical

## Immediate to Two Years

## ADA ACCESSIBLE PATH OF TRAVEL

Project Index #: 0438SFT5

Construction Cost \$36,000

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the office entrance are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the entrance. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## ADA RESTROOM UPGRADE

Project Index #: 0438ADA1

Construction Cost \$30,000

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms into ADA compliant restrooms. These items may include a new sink, toilet, 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## EXIT SIGN &amp; EGRESS LIGHTING

Project Index #: 0438SFT1

Construction Cost \$11,000

The building does not have any emergency lighting and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2018 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## SEISMIC RETROFIT ROOF STRUCTURE

Project Index #: 0438SFT7

Construction Cost \$173,900

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## SEISMIC RETROFIT WALLS

**Project Index #: 0438SFT6**  
**Construction Cost \$277,500**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## PRIORITY CLASS 2 PROJECTS

**Total Construction Cost for Priority 2 Projects: \$54,600**

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

## EXTERIOR FINISHES

**Project Index #: 0438EXT2**  
**Construction Cost \$22,000**

The exterior finishes are in poor condition with some of the masonry appears loose with grout falling out. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

## INTERIOR DOOR REPLACEMENT

**Project Index #: 0438INT2**  
**Construction Cost \$7,200**

The interior doors in this building are hollow core units and most are damaged. This project would provide for the installation of new solid core interior doors including frames, lever action door handles, hardware and paint. Removal and disposal of the existing doors is included in this cost estimate. A total of 6 interior doors was used in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## WATER HEATER REPLACEMENT

**Project Index #: 0438PLM1**  
**Construction Cost \$1,200**

There is a 15 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## WINDOW REPLACEMENT

**Project Index #: 0438ENR3**  
**Construction Cost \$24,200**

The windows are original, dual 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 22 units. Removal and disposal of the existing windows is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## PRIORITY CLASS 3 PROJECTS

**Total Construction Cost for Priority 3 Projects: \$22,000**

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

## INTERIOR FINISHES

**Project Index #: 0438INT1**  
**Construction Cost \$22,000**

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 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

Gross Area (square feet):	3,700	IBC Occupancy Type 1:	100 % B
Year Constructed:	1936	IBC Occupancy Type 2:	%
Exterior Finish 1:	70 % Stone Masonry	Construction Type:	Stone Masonry and Wood
Exterior Finish 2:	30 % Painted Wood Siding	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Supressed:	0 %
	Basement?	No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$528,400	Project Construction Cost per Square Foot:	\$163.51
Priority Class 2:	\$54,600	Total Facility Replacement Construction Cost:	\$1,100,000
Priority Class 3:	\$22,000	Facility Replacement Cost per Square Foot:	\$297
Grand Total:	\$605,000	FCNI:	55%



## #016 DORMITORY (VACANT)

SPWD Facility Condition Analysis - 0437

Survey Date: 2/7/2020

## #016 DORMITORY (VACANT)

## BUILDING REPORT

Building #016 Dormitory is an unreinforced stone masonry and wood framed building with a seismically upgraded roof structure (CIP 05-M46), finished with an asphalt shingle roof. It was a dormitory with restroom and laundry facilities. The building is vacant.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$831,200

Currently Critical

Immediate to Two Years

Project Index #: 0437SEC1

Construction Cost \$200,000

## CONSERVE AND PROTECT VACANT BUILDING

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

Project Index #: 0437SFT2

Construction Cost \$631,200

## SEISMIC RETROFIT WALLS

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$200,000

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0437ENV1

Construction Cost \$200,000

## ASBESTOS ABATEMENT, TSI

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Piping insulation was found which is believed to contain asbestos, and this report recommends abatement of this material.

## BUILDING INFORMATION:

Gross Area (square feet): 8,416	IBC Occupancy Type 1: 100 % R-1
Year Constructed: 1942	IBC Occupancy Type 2: %
Exterior Finish 1: 90 % Stone Masonry	Construction Type: Stone Masonry & Wood
Exterior Finish 2: 10 % Painted Wood Siding	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$831,200	Project Construction Cost per Square Foot: \$122.53
Priority Class 2: \$200,000	Total Facility Replacement Construction Cost: \$2,525,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$300
Grand Total: \$1,031,200	FCNI: 41%

## #014 QUARTERS (VACANT)

SPWD Facility Condition Analysis - 0436

Survey Date: 2/7/2020

## #014 QUARTERS (VACANT)

## BUILDING REPORT

Building #014 Quarters is an unreinforced stone masonry and wood framed building with a seismically upgraded roof structure (CIP 05-M46), finished with asphalt shingle roof. The building is located approximately in the middle of the Stewart Campus Site. It is currently vacant.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$136,300

Currently Critical

Immediate to Two Years

Project Index #: 0436SEC1

Construction Cost \$28,600

## CONSERVE AND PROTECT VACANT BUILDING

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

Project Index #: 0436SFT1

Construction Cost \$107,700

## SEISMIC RETROFIT WALLS

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## BUILDING INFORMATION:

Gross Area (square feet): 1,430	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1939	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Stone Masonry	Construction Type: Stone Masonry and Wood
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$136,300	Project Construction Cost per Square Foot:	\$95.31
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$429,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$136,300	FCNI:	32%

#017 SCHOOL (NDOC)

SPWD Facility Condition Analysis - 0433

Survey Date: 2/7/2020

**#017 SCHOOL (NDOC)****BUILDING REPORT**

Building #017 School is a precast concrete and steel framed structure with a low slope single-ply roofing system. It contains offices, restrooms, conference areas, and storage rooms for the Department of Corrections' operations. The two story facility has been extensively remodeled and is in excellent condition with fire protection systems and ADA accessibility. The HVAC system includes boilers, a chiller and cooling tower.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$249,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0433EXT1****EXTERIOR FINISHES****Construction Cost \$249,000**

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

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$644,000****Long-Term Needs****Four to Ten Years****Project Index #: 0433INT1****INTERIOR FINISHES****Construction Cost \$249,000**

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 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Project Index #: 0433EXT3****ROOF REPLACEMENT****Construction Cost \$395,000**

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. This roof was installed in 2005 and should be scheduled for replacement. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 5 years to be consistent with the roofing program and the end of the warranty period.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 41,826	<b>IBC Occupancy Type 1:</b> 100 % B
<b>Year Constructed:</b> 1964	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 60 % Painted Concrete	<b>Construction Type:</b> Concrete and Steel
<b>Exterior Finish 2:</b> 40 % Glass and Aluminum	<b>IBC Construction Type:</b> III-A
<b>Number of Levels (Floors):</b> 2 Basement? No	<b>Percent Fire Suppressed:</b> 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$0	<b>Project Construction Cost per Square Foot:</b> \$21.35
<b>Priority Class 2:</b> \$249,000	<b>Total Facility Replacement Construction Cost:</b> \$14,930,000
<b>Priority Class 3:</b> \$644,000	<b>Facility Replacement Cost per Square Foot:</b> \$357
<b>Grand Total:</b> \$893,000	<b>FCNI:</b> 6%

## #089 ADMINISTRATION (NDOC)

SPWD Facility Condition Analysis - 0431

Survey Date: 2/7/2020

## #089 ADMINISTRATION (NDOC)

## BUILDING REPORT

Building #089 Administration is an unreinforced stone masonry and wood framed building with an asphalt shingle roof. No seismic retrofit improvements have been done on this structure. It contains administrative offices and support services for the Department of Corrections. A diesel fired backup generator located south of the building provides 100% backup power to both building #089 & building #018. The facility is lacking a fire suppression system and some ADA accessibility items. The building is in fair condition.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$2,448,900

## Currently Critical

## Immediate to Two Years

## ADA RESTROOM REMODEL

Project Index #: 0431ADA2

Construction Cost \$2,400

The designated unisex ADA accessible restroom is not fully compliant. There is no pipe protection, the toilet paper dispenser is not in the correct location, and the flush handle is on the wrong side. A partial retrofit is necessary. This project would provide funding to bring the restroom into full ADA compliance. 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## BREAK ROOM REMODEL

Project Index #: 0431ADA3

Construction Cost \$2,400

The employee lounge does not meet the Americans with Disabilities Act (ADA) requirements. It is recommended to upgrade some of the features of the room for compliance with accessibility standards for employees. This project would provide funding for construction of an accessible sink and faucet and an accessible path of travel throughout the room. 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Project Index #: 0431ADA4

Construction Cost \$2,700

This building contains a water fountain that is not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA require

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## ELECTRICAL UPGRADE

Project Index #: 0431ELE1

Construction Cost \$1,000

GFCI receptacles are not installed in all wet locations. A standard receptacle was noted near a toilet. This project would fund a review and replacement of standard outlets with GFCI receptacles in all wet locations by a qualified electrician.

#### **EXIT SIGN & EGRESS LIGHTING UPGRADE**

**Project Index #: 0431SFT2**  
**Construction Cost \$10,400**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems, as well as emergency egress lighting, to provide illumination along the egress route. IBC - 2018 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

#### **FIRE SUPPRESSION SYSTEM INSTALLATION**

**Project Index #: 0431SFT4**  
**Construction Cost \$290,000**

The building is a B occupancy per the 2018 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

#### **SEISMIC RETROFIT ROOF STRUCTURE**

**Project Index #: 0431SFT7**  
**Construction Cost \$825,000**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

#### **SEISMIC RETROFIT WALLS**

**Project Index #: 0431SFT6**  
**Construction Cost \$1,315,000**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

#### **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$196,000**

**Necessary - Not Yet Critical**

**Two to Four Years**

#### **CHILLER REPLACEMENT**

**Project Index #: 0431HVA1**  
**Construction Cost \$50,000**

The building is cooled by a 50 ton air-cooled chiller system using R-22 refrigerant. The chiller is reaching the end of its useful life. In addition, it utilizes a refrigerant that is no longer manufactured. It is recommended to schedule replacement of the chiller in the next 3-4 years. This project provides for disposal of the existing unit and replacement with a new 50 ton water cooled chiller including connections to utilities.

#### **CONCRETE STAIRS REPLACEMENT**

**Project Index #: 0431SFT5**  
**Construction Cost \$45,000**

The concrete stairs that access the building and the wood stairs in the courtyard are not code compliant and many areas of the concrete are spalling and cracking. It appears these stairs are original to the building and should be scheduled for replacement. This project would provide for removal and disposal of the existing concrete and wood stairs and handrails and installation of new compliant stairs and handrails. The estimate is for the replacement of 6 separate stairs. 2018 IBC Chapter 10 was used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**REMOVE SPRINKLERED LAWN WITHIN 3' OF BUILDING****Project Index #: 0431SIT1**  
**Construction Cost \$17,000**

The building has some damage to the stone exterior from lawn sprinklers wetting the walls. The water has stained the stone and caused premature cracking to the mortar. This project would create drip irrigated planters within three feet of the building and relocate sprinklers so they do not wet the building.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**RESTROOM REMODELS****Project Index #: 0431INT3**  
**Construction Cost \$84,000**

The large Men's and Women's restrooms are in overall poor condition and should be scheduled for a remodel. The finishes, fixtures, partitions, water closets, urinals and exhaust fans are showing signs of wear and deterioration. This project would provide for a complete remodel of the restrooms. The removal and disposal of the existing fixtures and finishes is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$210,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0431EXT2**  
**Construction Cost \$105,000**

The exterior finishes appear to be in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES****Project Index #: 0431INT1**  
**Construction Cost \$105,000**

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 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 17,545</b>	<b>IBC Occupancy Type 1: 100 % B</b>
<b>Year Constructed: 1931</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 100 % Stone Masonry</b>	<b>Construction Type: Stone Masonry and Wood</b>
<b>Exterior Finish 2: %</b>	<b>IBC Construction Type: III-B</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Suppressed: 0 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$2,448,900</b>	<b>Project Construction Cost per Square Foot: \$162.72</b>
<b>Priority Class 2: \$196,000</b>	<b>Total Facility Replacement Construction Cost: \$6,260,000</b>
<b>Priority Class 3: \$210,000</b>	<b>Facility Replacement Cost per Square Foot: \$357</b>
<b>Grand Total: \$2,854,900</b>	<b>FCNI: 46%</b>

## #045 BAND ROOM (VACANT)

SPWD Facility Condition Analysis - 0430

Survey Date: 2/7/2020

## #045 BAND ROOM (VACANT)

## BUILDING REPORT

Building #045 Band Room is an unreinforced stone masonry and wood framed building with a seismically upgraded roof structure (CIP 05-M46), finished with a tin shingle roof system. It contains a stage, large floor area for seating, restrooms, and storage areas. The facility is currently vacant.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$177,900

Currently Critical

Immediate to Two Years

Project Index #: 0430SFT1

Construction Cost \$177,900

## SEISMIC RETROFIT WALLS

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$56,400

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0430ENV1

Construction Cost \$56,400

## ASBESTOS ABATEMENT, TSI

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Piping insulation was found which is believed to contain asbestos, and this report recommends abatement of this material.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$56,000

Long-Term Needs

Four to Ten Years

Project Index #: 0430EXT2

Construction Cost \$56,000

## CONSERVE AND PROTECT VACANT BUILDING

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

## BUILDING INFORMATION:

Gross Area (square feet): 2,373	IBC Occupancy Type 1: 80 % A-3
Year Constructed: 1931	IBC Occupancy Type 2: 20 % B
Exterior Finish 1: 100 % Stone Masonry	Construction Type: Stone Masonry and Wood
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$177,900	Project Construction Cost per Square Foot:	\$122.33
Priority Class 2:	\$56,400	Total Facility Replacement Construction Cost:	\$565,000
Priority Class 3:	\$56,000	Facility Replacement Cost per Square Foot:	\$238
Grand Total:	\$290,300	FCNI:	51%

## #015 KITCHEN/ DINING (VACANT)

SPWD Facility Condition Analysis - 0429

Survey Date: 2/7/2020

## #015 KITCHEN/ DINING (VACANT)

## BUILDING REPORT

Building #015 Kitchen/ Dining is an unreinforced stone masonry and wood framed structure with a new composition shingle roof. No seismic retrofit improvements have been done on this structure. It used to be the central kitchen and dining facility for the Stewart Campus Site. It is currently vacant and used for storage.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$1,396,200

Currently Critical

Immediate to Two Years

## SEISMIC RETROFIT ROOF STRUCTURE

Project Index #: 0429SFT4

Construction Cost \$537,900

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## SEISMIC RETROFIT WALLS

Project Index #: 0429SFT3

Construction Cost \$858,300

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$270,000

Necessary - Not Yet Critical

Two to Four Years

## ASBESTOS ABATEMENT, TSI

Project Index #: 0429ENV1

Construction Cost \$270,000

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Piping insulation was found which is believed to contain asbestos, and this report recommends abatement of this material.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$270,000

Long-Term Needs

Four to Ten Years

## CONSERVE AND PROTECT VACANT BUILDING

Project Index #: 0429EXT2

Construction Cost \$270,000

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.



**BUILDING INFORMATION:**

Gross Area (square feet):	11,444	IBC Occupancy Type 1:	50	%	B	
Year Constructed:	1923	IBC Occupancy Type 2:	50	%	A-3	
Exterior Finish 1:	100	%	Stone Masonry	Construction Type:	Stone Masonry and Wood	
Exterior Finish 2:		%		IBC Construction Type:	V-B	
Number of Levels (Floors):	1	Basement?	No	Percent Fire Supressed:	0	%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$1,396,200	Project Construction Cost per Square Foot:	\$169.19
Priority Class 2:	\$270,000	Total Facility Replacement Construction Cost:	\$3,400,000
Priority Class 3:	\$270,000	Facility Replacement Cost per Square Foot:	\$297
Grand Total:	\$1,936,200	FCNI:	57%

## #120 PUMP HOUSE (VACANT)

SPWD Facility Condition Analysis - 0428

Survey Date: 2/7/2020

## #120 PUMP HOUSE (VACANT)

## BUILDING REPORT

Building #120 Pump House is a wood framed structure with an asphalt composition roof. It is located on the south side of the Stewart Campus Site. This building used to contain equipment for the pumping and distribution of water for the site. The well has been abandoned. It is scheduled for permanent abandonment under CIP 19-M05.

## PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$5,500

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0428EXT2

## CONSERVE AND PROTECT VACANT BUILDING

Construction Cost \$5,500

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

## BUILDING INFORMATION:

Gross Area (square feet): 220	IBC Occupancy Type 1: 100 % U
Year Constructed: 1925	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$25.00
Priority Class 2:	\$5,500	Total Facility Replacement Construction Cost:	\$11,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$5,500	FCNI:	50%

## #090 AUDITORIUM (B&amp;G) (VACANT)

SPWD Facility Condition Analysis - 0427

Survey Date: 2/7/2020

## #090 AUDITORIUM (B&amp;G) (VACANT)

## BUILDING REPORT

Building #090 Auditorium is an unreinforced stone masonry and wood framed building with a seismically upgraded roof structure (CIP 05-M46), finished with tin shingles. The building is currently vacant.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$457,000

Currently Critical

Immediate to Two Years

Project Index #: 0427SFT1

## EXTERIOR CONCRETE STAIR REPLACEMENT

Construction Cost \$18,000

The concrete stairs and porch that access the building are deteriorating. Some sections have completely failed and are a safety hazard. The rest of the concrete is spalling and cracking extensively. It appears the concrete is original to the building and should be scheduled for a complete replacement immediately.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

Project Index #: 0427SFT2

## SEISMIC RETROFIT WALLS

Construction Cost \$439,000

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$140,000

Long-Term Needs

Four to Ten Years

Project Index #: 0427EXT2

## CONSERVE AND PROTECT VACANT BUILDING

Construction Cost \$140,000

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

## BUILDING INFORMATION:

Gross Area (square feet): 5,857	IBC Occupancy Type 1: 100 % A-3
Year Constructed: 1925	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Stone Masonry	Construction Type: Stone Masonry and Wood
Exterior Finish 2: %	IBC Construction Type: V-N
Number of Levels (Floors): 2	Percent Fire Suppressed: 0 %
Basement? Yes	

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$457,000	Project Construction Cost per Square Foot: \$101.93
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$1,743,000
Priority Class 3: \$140,000	Facility Replacement Cost per Square Foot: \$298
Grand Total: \$597,000	FCNI: 34%

## #002 MUSEUM WELCOME CENTER

SPWD Facility Condition Analysis - 0426

Survey Date: 2/7/2020

## #002 MUSEUM WELCOME CENTER

## BUILDING REPORT

Building #002 Museum Welcome Center is a reinforced stone masonry and wood framed structure with a new wood shingle roof. It used to be a post office and has been fully renovated and re-purposed to function as the Museum Welcome Center. In 2018, the building was completely renovated. The renovation included all new finishes, seismic reinforcement of masonry walls, ADA Accessibility, and fire alarm.

## PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$4,400

## Long-Term Needs

## Four to Ten Years

Project Index #: 0426EXT2

## EXTERIOR FINISHES

Construction Cost \$2,200

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0426INT1

## INTERIOR FINISHES

Construction Cost \$2,200

The interior finishes are in good condition due to recent complete renovation under CIP 17-C08 & 17-SO2. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

## BUILDING INFORMATION:

Gross Area (square feet): 362	IBC Occupancy Type 1: 100 % B
Year Constructed: 1926	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Stone Masonry	Construction Type: Stone Masonry & Wood
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$12.15
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$86,000
Priority Class 3:	\$4,400	Facility Replacement Cost per Square Foot:	\$238
Grand Total:	\$4,400	FCNI:	5%

## #011 QUARTERS (VACANT)

SPWD Facility Condition Analysis - 0425

Survey Date: 2/7/2020

## #011 QUARTERS (VACANT)

## BUILDING REPORT

Building #011 Quarters is an unreinforced stone masonry and wood framed structure with an old wood shingle roof. No seismic retrofit improvements have been done on this structure. It used to be a residence and is now vacant. The building is located on the north side of the site along the main entrance road into the Stewart Campus Site.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$172,200

Currently Critical

Immediate to Two Years

## CONSERVE AND PROTECT VACANT BUILDING

Project Index #: 0425SEC1

Construction Cost \$28,100

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## SEISMIC RETROFIT ROOF STRUCTURE

Project Index #: 0425SFT2

Construction Cost \$55,500

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## SEISMIC RETROFIT WALLS

Project Index #: 0425SFT1

Construction Cost \$88,600

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$11,800

Necessary - Not Yet Critical

Two to Four Years

## ASBESTOS ABATEMENT, TSI

Project Index #: 0425ENV1

Construction Cost \$11,800

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Piping insulation was found which is believed to contain asbestos, and this report recommends abatement of this material. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**BUILDING INFORMATION:**

Gross Area (square feet):	1,182	IBC Occupancy Type 1:	100 % R-3
Year Constructed:	1925	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Stone Masonry	Construction Type:	Stone Masonry and Wood
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Supressed:	0 %
Basement?	No		

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$172,200	Project Construction Cost per Square Foot:	\$155.67
Priority Class 2:	\$11,800	Total Facility Replacement Construction Cost:	\$355,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$184,000	FCNI:	52%

#009 RESIDENCE (P.O.S.T.)

SPWD Facility Condition Analysis - 0424

Survey Date: 2/7/2020

## #009 RESIDENCE (P.O.S.T.)

## BUILDING REPORT

Building #009 Residence is an unreinforced stone masonry and wood framed structure with a seismically upgraded roof structure (CIP 05-M46) and an asphalt composition roof. It is currently being leased to P.O.S.T. through Buildings & Grounds leasing program. It contains bedrooms, bathrooms, kitchen, and a dining area. While the permanent P.O.S.T. resident is gone, the dwelling is still used for short term stays. The residence is in fair condition.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$182,600

Currently Critical

Immediate to Two Years

## ELECTRICAL UPGRADE

Project Index #: 0424ELE1

Construction Cost \$10,000

The building's wiring appears to be in good condition with GFCIs installed in all wet locations and other outlets are grounded 3 prong type. However, the main breaker panel may be a safety hazard and requires replacement. If the breaker panel is a Sylvania Zinsco or Federal Pacific "Stab-Loc" breaker panel, it should be replaced. This project would fund an audit by a qualified electrician and any required replacement.

## SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 0424SFT1

Construction Cost \$4,800

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## SEISMIC RETROFIT WALLS

Project Index #: 0424SFT4

Construction Cost \$166,600

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## SMOKE ALARM INSTALLATION

Project Index #: 0424SFT2

Construction Cost \$1,200

Section 907.2 of the 2018 IFC explains the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of smoke alarms in accordance with these codes.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$78,900****Necessary - Not Yet Critical****Two to Four Years****DRIVEWAY INSTALLATION****Project Index #: 0424SIT1  
Construction Cost \$9,500**

The driveway is used frequently and is currently not paved. This project would provide for the installation of a new 4" thick concrete slab-on-grade driveway approximately 40'x20' in size.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**EXTERIOR DOOR REPLACEMENT****Project Index #: 0424EXT3  
Construction Cost \$3,600**

The 2 exterior wood man doors appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement of the wood doors with new metal doors, frames and hardware.

Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**FLOORING REPLACEMENT****Project Index #: 0424INT2  
Construction Cost \$21,100**

The VCT (vinyl composite tile) and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT flooring with a 6" base and heavy duty commercial grade carpet in the next 2-3 years. This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**HVAC UPGRADE****Project Index #: 0424ENR3  
Construction Cost \$7,500**

The existing HVAC system consists of a high efficiency natural gas fired furnace with an A-coil casing and a window mounted evaporative cooler. This project would provide for installing a condensing unit outdoors and inserting a refrigerant coil in the existing A-coil casing. This project includes removal and disposal of the evaporative cooler and all required connections to utilities.

**RESTROOM REMODEL****Project Index #: 0424INT3  
Construction Cost \$17,900**

The restroom in the residence is original to the building and in overall poor condition. The finishes, fixtures, cabinet, toilet, shower, and exhaust fan are showing signs of wear and deterioration. This project would provide for a complete remodel of the restroom. The removal and disposal of the existing fixtures and finishes is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**SIDEWALK REPLACEMENT****Project Index #: 0424SIT2  
Construction Cost \$3,800**

The sidewalks serving the building and basement access have deteriorated and are failing. This project addresses removal and replacement of existing sidewalks as needed. 300 SF of 4" thick concrete sidewalk was used for this estimate.

**WATER HEATER REPLACEMENT****Project Index #: 0424PLM1  
Construction Cost \$4,500**

There is an 80 gallon electric water heater in the building that is more than ten years old. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed for more efficient use of energy. This estimate includes: 100 feet of gas pipe, fittings, couplers, and labor for installation. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.



**Project Index #: 0424ENR1**  
**Construction Cost \$11,000**

## **WINDOW REPLACEMENT**

The windows are original, single pane construction in a wooden frame. These older windows are drafty, not energy efficient and the wooden frames have deteriorated significantly. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 10 units including wooden frames to match the historical style of the building. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$24,310**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0424EXT2**  
**Construction Cost \$11,110**

## **EXTERIOR FINISHES**

The exterior painted surfaces are in fair condition. The exterior paint is starting to peel at the eave fascia, which will start a rapid deterioration. These areas should be addressed soon. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0424INT1**  
**Construction Cost \$13,200**

## **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 5 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

## **BUILDING INFORMATION:**

<b>Gross Area (square feet): 2,222</b>	<b>IBC Occupancy Type 1: 100 % R-3</b>
<b>Year Constructed: 1939</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 100 % Stone Masonry</b>	<b>Construction Type: Stone Masonry &amp; Wood</b>
<b>Exterior Finish 2: %</b>	<b>IBC Construction Type: V-B</b>
<b>Number of Levels (Floors): 2 Basement? Yes</b>	<b>Percent Fire Suppressed: 0 %</b>

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

<b>Priority Class 1: \$182,600</b>	<b>Project Construction Cost per Square Foot: \$128.63</b>
<b>Priority Class 2: \$78,900</b>	<b>Total Facility Replacement Construction Cost: \$667,000</b>
<b>Priority Class 3: \$24,310</b>	<b>Facility Replacement Cost per Square Foot: \$300</b>
<b>Grand Total: \$285,810</b>	<b>FCNI: 43%</b>

## #008 DOIT STORAGE

SPWD Facility Condition Analysis - 0423

Survey Date: 2/7/2020

## #008 DOIT STORAGE

## BUILDING REPORT

Building #008 Storage is an unreinforced stone masonry and wood framed structure with a tin shingle roof. No seismic retrofit improvements have been done on this structure. It is located on the north side of the site and was previously used as a garage or shop. The building is used for storage managed by the Indian Commission.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$105,000

Currently Critical

Immediate to Two Years

## CONSERVE AND PROTECT VACANT BUILDING

Project Index #: 0423SEC1

Construction Cost \$17,200

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## SEISMIC RETROFIT ROOF STRUCTURE

Project Index #: 0423SFT3

Construction Cost \$33,800

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## SEISMIC RETROFIT WALLS

Project Index #: 0423SFT2

Construction Cost \$54,000

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## BUILDING INFORMATION:

Gross Area (square feet): 720	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1930	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Stone Masonry	Construction Type: Stone Masonry and Wood
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$105,000	Project Construction Cost per Square Foot:	\$145.83
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$108,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$105,000	FCNI:	97%

## #006 ADMINISTRATION (P.O.S.T.)

SPWD Facility Condition Analysis - 0422

Survey Date: 2/7/2020

## #006 ADMINISTRATION (P.O.S.T.)

## BUILDING REPORT

Building #006 Administration is an unreinforced stone masonry and wood framed structure with an asphalt composition roof. No seismic retrofit improvements have been done on this structure. The building has been somewhat remodeled to provide administrative offices for P.O.S.T. It was originally designed as a dormitory and has laundry, restroom, and storage areas. The facility has some ADA accessibility elements but they are not fully ADA compliant. The facility also has a fire sprinkler and alarm system. The HVAC system consists of boilers, an air cooled exterior ground mounted chiller with individual fan coil units in the building.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$2,548,200

## Currently Critical

## Immediate to Two Years

## ADA RAMP REPLACEMENT

Project Index #: 0422ADA2

Construction Cost \$83,000

This facility has ADA accessible ramps located on the east side and the west side of the building. These ramps are on the accessible path of travel from the accessible parking spaces to the front and rear entrances of the building. The ramps do not have proper landings or handrails. This project would provide for removing and replacing both ramps to provide fully ADA compliant access to the building. 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## ADA RESTROOM UPGRADE

Project Index #: 0422ADA1

Construction Cost \$119,000

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms into ADA compliant restrooms. These items may include new sinks, toilets, showers, 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## ADA SIGNAGE

Project Index #: 0422ADA4

Construction Cost \$2,700

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **CONCRETE STAIR REPLACEMENT**

**Project Index #: 0422SFT3**  
**Construction Cost \$35,700**

The concrete stairs that access the building are not code compliant and many areas of the concrete are spalling and cracking. It appears these stairs are original to the building and should be scheduled for replacement. This project would provide for removal and disposal of the existing concrete stairs and handrails and installation of new compliant stairs and handrails. The estimate is for the replacement of 5 separate stairs. 2018 IBC Chapter 10 was used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**

**Project Index #: 0422ADA3**  
**Construction Cost \$7,500**

This building contains three water fountains that are not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of three dual level drinking fountains at three different locations to meet the ADA requirements.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **EXIT SIGN & EGRESS LIGHTING UPGRADE**

**Project Index #: 0422SFT1**  
**Construction Cost \$11,300**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2018 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **GFCI OUTLETS**

**Project Index #: 0422ELE1**  
**Construction Cost \$1,000**

There are several outlets in the restrooms, near drinking fountains, and kitchen which are not GFCI protected. The 2017 NEC 210.8 requires these locations to have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles.

## **REPAIR/REPLACE FASCIA AND SOFFITS**

**Project Index #: 0422EXT2**  
**Construction Cost \$2,000**

The fascia and the soffits around the building are weather beaten, peeling, and are showing signs of considerable wear. This project would provide funding to repair the fascia and replace the soffits. Repairs include: replacing if necessary, sanding, scraping, priming, painting, and roof repairs.

## **SEISMIC RETROFIT ROOF STRUCTURE**

**Project Index #: 0422SFT5**  
**Construction Cost \$881,000**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## **SEISMIC RETROFIT WALLS**

**Project Index #: 0422SFT4**  
**Construction Cost \$1,405,000**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$44,900****Necessary - Not Yet Critical****Two to Four Years****ADA KITCHEN REMODEL****Project Index #: 0422INT2****Construction Cost \$41,600**

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

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**JANITORS CLOSET REPAIRS****Project Index #: 0422INT3****Construction Cost \$3,300**

The mop sinks in the Janitors Closets are mounted adjacent to gypsum board and are showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish. This is recommended for two Janitors Closets.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$203,700****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0422EXT1****Construction Cost \$110,000**

The building's exterior is repainted and in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES****Project Index #: 0422INT1****Construction Cost \$93,700**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

Gross Area (square feet):	18,743	IBC Occupancy Type 1:	100 % B
Year Constructed:	1930	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Stone Masonry	Construction Type:	Stone Masonry and Wood
Exterior Finish 2:	%	IBC Construction Type:	V-A
Number of Levels (Floors):	1	Percent Fire Supressed:	100 %
Basement?	No		

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$2,548,200	Project Construction Cost per Square Foot:	\$149.22
Priority Class 2:	\$44,900	Total Facility Replacement Construction Cost:	\$6,560,000
Priority Class 3:	\$203,700	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$2,796,800	FCNI:	43%

## #004 STEWART INDIAN COMMISSION (STORAGE)

SPWD Facility Condition Analysis - 0421

Survey Date: 2/7/2020

## #004 STEWART INDIAN COMMISSION (STORAGE)

## BUILDING REPORT

Building #004 Stewart Indian Commission is an unreinforced stone masonry and wood framed building with an asphalt composition roof. No seismic retrofit improvements have been done on this structure. It is lacking ADA accessibility and fire protection systems. Currently used for storage by the Stewart Indian Commission; however, it is furnished as office space.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$86,600

Currently Critical

Immediate to Two Years

## EXTERIOR STAIR HANDRAIL INSTALLATION

Project Index #: 0421SFT1

Construction Cost \$6,000

The concrete exterior stairs at the entry are lacking handrails as required in the 2012 IBC Chapter 10, Section 1012. This project would provide for tubular steel framed handrails to be installed.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## SEISMIC RETROFIT ROOF STRUCTURE

Project Index #: 0421SFT2

Construction Cost \$31,000

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## SEISMIC RETROFIT WALLS

Project Index #: 0421SFT3

Construction Cost \$49,600

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$16,600

Long-Term Needs

Four to Ten Years

## EXTERIOR FINISHES

Project Index #: 0421EXT3

Construction Cost \$8,300

The building exterior paint and masonry is in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

## INTERIOR FINISHES

Project Index #: 0421INT1

Construction Cost \$8,300

Interior finishes are in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

Gross Area (square feet):	662	IBC Occupancy Type 1:	100 % B
Year Constructed:	1938	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Stone Masonry	Construction Type:	Stone Masonry and Wood
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Supressed:	0 %
Basement?	No		

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$86,600	Project Construction Cost per Square Foot:	\$155.89
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$232,000
Priority Class 3:	\$16,600	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$103,200	FCNI:	44%



## #003 STEWART INDIAN ADMINISTRATION BLDG

SPWD Facility Condition Analysis - 0420

Survey Date: 2/7/2020

## #003 STEWART INDIAN ADMINISTRATION BLDG

## BUILDING REPORT

The function for Building #003 changed to Stewart Indian Administration Building upon completion of Building #001 Museum renovations. This building is an unreinforced stone masonry and wood framed building with a seismically upgraded roof structure (CIP 05-M46), finished with tin shingles. Originally designed as a residential unit, the building has been converted to office space. There are restrooms which are not ADA compliant, a kitchen area, and a daylight basement which is used for storage purposes. The HVAC ducting system also contains flexible ducting which does not meet State Public Works adopted standards.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$617,600

Currently Critical

Immediate to Two Years

## ADA RESTROOM REMODEL

Project Index #: 0420ADA1

Construction Cost \$56,000

The building does not have an accessible restroom. The existing Men's and Women's restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms into ADA compliant restrooms. These items may include a new sink, toilet, 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## EXIT SIGN AND EGRESS LIGHTING INSTALLATION

Project Index #: 0420SFT2

Construction Cost \$14,800

The building does not have any emergency lighting or exit signs. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2018 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## EXTERIOR LANDING INSTALLATION

Project Index #: 0420SFT5

Construction Cost \$8,900

Section 1008.1 of the 2018 IBC describes the requirements for egress doors including floor elevations and landings. Landings shall have a length measured in the direction of travel of not less than 44 inches. There are three doors that do not comply with this code and pose a safety hazard. This project would provide for the installation of compliant landings for three exterior doors.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## FIRE ALARM SYSTEM INSTALLATION

Project Index #: 0420SFT4

Construction Cost \$28,200

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1 Section 7 and the 2018 International Fire Code.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **KITCHEN REMODEL**

**Project Index #: 0420ADA3**

**Construction Cost \$41,700**

The kitchen is in fair to poor condition and does not meet the Americans with Disabilities Act (ADA) requirements. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. This project recommends the replacement of the existing kitchen cabinets, countertops, fixtures and equipment with mid-range, high quality components and incorporating ADA elements into the design such as providing an accessible sink and faucet handles. 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **SEISMIC RETROFIT WALLS**

**Project Index #: 0420SFT6**

**Construction Cost \$443,000**

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls. The walls should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

## **STRUCTURAL REPAIRS**

**Project Index #: 0420STR1**

**Construction Cost \$25,000**

This facility has a cantilevered concrete walkway extending along the south side of the building's exterior approximately 10 feet above grade. The walkway concrete, guard rail and supporting structure appear to be original 1930 construction. The concrete walkway edge has previously failed and is now patched. The deteriorating concrete walkway also supports the guard rail posts raising concern for the structural integrity of the entire walkway and guardrail system. This project recommends a structural redesign and walkway replacement. Removal and disposal of the existing walkway is included in this estimate.

## **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$59,400**

**Necessary - Not Yet Critical**

**Two to Four Years**

## **HVAC FLEXIBLE DUCT REPLACEMENT**

**Project Index #: 0420HVA1**

**Construction Cost \$4,000**

SPWD Adopted Standards, Section 7 Mechanical Standards limits the use of flexible ducting to 5 feet. This project would remove and replace the flexible ductwork located in the unconditioned basement and crawlspace with insulated metal ductwork. This estimate is for the replacement of approximately 100' of ductwork. Removal and disposal of the existing ductwork is included in this estimate.

## **LIGHTING UPGRADE**

**Project Index #: 0420ENR1**

**Construction Cost \$7,000**

The existing lighting fixtures are the older incandescent type and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. CFL (compact fluorescent lamps) are suggested. Occupancy sensors will be installed in restrooms, conference rooms, and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

## **WINDOW REPLACEMENT**

**Project Index #: 0420EXT3**

**Construction Cost \$48,400**

The windows are original, single pane construction in a wooden frame. These older windows are drafty, not energy efficient, and the wooden frames have deteriorated significantly. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 44 units including wooden frames to match the historical style of the building. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/03/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2020.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$70,400****Long-Term Needs****Four to Ten Years****Project Index #: 0420EXT5****EXTERIOR FINISHES****Construction Cost \$35,200**

The exterior paint is in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0420INT1****INTERIOR FINISHES****Construction Cost \$35,200**

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 that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 5,917	<b>IBC Occupancy Type 1:</b> 100 % B
<b>Year Constructed:</b> 1930	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Stone Masonry	<b>Construction Type:</b> Stone Masonry and Wood
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1	<b>Percent Fire Suppressed:</b> 0 %
<b>Basement?</b> Yes	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$617,600	<b>Project Construction Cost per Square Foot:</b> \$126.31
<b>Priority Class 2:</b> \$59,400	<b>Total Facility Replacement Construction Cost:</b> \$2,071,000
<b>Priority Class 3:</b> \$70,400	<b>Facility Replacement Cost per Square Foot:</b> \$350
<b>Grand Total:</b> \$747,400	<b>FCNI:</b> 36%

## #001 STEWART INDIAN SCHOOL MUSEUM

SPWD Facility Condition Analysis - 0419

Survey Date: 2/7/2020

## #001 STEWART INDIAN SCHOOL MUSEUM

## BUILDING REPORT

Building #001 Stewart Indian Museum is a reinforced stone masonry and wood framed building with an asphalt composition roof. In 2018, the building was completely renovated, including the basement and 2 floors. The renovation included all new finishes, seismic reinforcement of masonry walls, ADA Accessibility, fire alarm and fire sprinklers.

## PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$4,000

Currently Critical

Immediate to Two Years

## CONCRETE APRON REPAIRS

Project Index #: 0419SIT2

Construction Cost \$4,000

The exterior concrete apron outside of the building's west side was placed with an incorrect slope allowing condensate from the HVAC VRF (variable refrigerant flow) outdoor unit and rainwater to flow to the basement wall. This project would provide funding for the demolition of the apron, removal of debris, regrading, and installation of a new apron to prevent this condition.

## PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$66,600

Long-Term Needs

Four to Ten Years

## EXTERIOR FINISHES

Project Index #: 0419EXT2

Construction Cost \$33,300

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

## INTERIOR FINISHES

Project Index #: 0419INT1

Construction Cost \$33,300

The interior finishes are in good condition due to the recent complete renovation under CIP 17-C08 & 17-SO2. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

## BUILDING INFORMATION:

Gross Area (square feet): 5,602	IBC Occupancy Type 1: 100 % A-3
Year Constructed: 1923	IBC Occupancy Type 2: %
Exterior Finish 1: 90 % Stone Masonry	Construction Type: Stone Masonry and Wood
Exterior Finish 2: 10 % Painted Wood Siding	IBC Construction Type: V-B
Number of Levels (Floors): 2 Basement? Yes	Percent Fire Suppressed: 100 %

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$4,000	Project Construction Cost per Square Foot: \$12.60
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$2,000,000
Priority Class 3: \$66,600	Facility Replacement Cost per Square Foot: \$357
Grand Total: \$70,600	FCNI: 4%

**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).

**CIP Projects:**

03-C07 - Extend States Comm Backbone to Site

03-S04A - Stewart Master Plan

03-S04C - Stewart Seismic Study

03-S04D - Water Tower Seismic Analysis

07-M44 - Complete Underground Power and Phone Distribution - Cancelled

09-M04 - Relocate Power and Phone Underground & Install New Site Lighting. Complete thru 100% DD's.

11-M08 - Utility Power Upgrade

17-A022 - Stewart Master Plan

17-M23 - Upgrade Transformers, Switches, and Sub-metering

17-M36 - Replace Domestic & Fire Water Underground Mains

17-M45 - Complete Phone & Data Network

18-A032 - Replace Domestic & Fire Water Underground Mains

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  
Facilities Condition Analysis

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

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





Stewart Campus Site – FCA Site #9971  
Description: Crack fill and seal site wide.



Stewart Campus Site – FCA Site #9971  
Description: Damaged concrete walkway.





Water Tower – FCA Building #2704  
Description: View of the tower.



Building #89 Utility Room – FCA Building #2703  
Description: Exterior of the Building.





Building #107 - Garage – FCA Building #2702  
Description: Exterior of the Building.



Building #108 – Garage (Vacant) – FCA Building #2163  
Description: Exterior of the Building.





Building #102 – Infirmary (Vacant) – FCA Building #2162  
Description: Exterior of the Building.



Building #94 – Pump House – FCA Building #2161  
Description: Exterior of the Building.





Building #70 – Barn B&G Storage – FCA Building #2160  
Description: Exterior of the Building.



Building #55 – Storage (Vacant) – FCA Building #2159  
Description: Exterior of the Building.





Building #161 – Water Plant – FCA Building #2157  
Description: Exterior of the Building.



Building #107 State Fire Marshal– FCA Building #0989  
Description: Exterior of the Building.





Building #119 Housing – FCA Building #0747  
Description: Exterior of the Building.



Building #118 Housing – FCA Building #0746  
Description: Exterior of the Building.





Building #117 Housing – FCA Building #0745  
Description: Exterior of the Building.



Building #116 Housing – FCA Building #0744  
Description: Exterior of the Building.





Building #114 Warehouse (Vacant) – FCA Building #0743  
Description: Exterior of the Building.



Building #112 Barn (Vacant) – FCA Building #0742  
Description: Exterior of the Building.





Building #110 House – FCA Building #0741  
Description: Exterior of the Building.



Building #56 Garage (Vacant) – FCA Building #0740  
Description: Exterior of the Building.





Building #96 B&G Warehouse – FCA Building #0739  
Description: Exterior of the Building.



Building #92 Central Heat Plant – FCA Building #0738  
Description: Exterior of the Building.





Building #84 B&G Shop – FCA Building #0737  
Description: Exterior of the Building.



Building #67 Non-Profit – FCA Building #0736  
Description: Exterior of the Building.





Building #65 Non-Profit – FCA Building #0735  
Description: View of basement piping and duct insulation.



Building #62 Housing – FCA Building #0734  
Description: Exterior of the Building.





Building #61 Housing – FCA Building #0733  
Description: Exterior of the Building.



Building #60 Non-Profit – FCA Building #0732  
Description: Exterior finishes.





Building #57 Housing – FCA Building #0731  
Description: Exterior of the Building.



Building #48 NDOC Storage – FCA Building #0730  
Description: Exterior of the Building.





Building #47 Garage (Vacant) – FCA Building #0729  
Description: Exterior of the Building.



Building #46 Storage – FCA Building #0728  
Description: Exterior of the Building.





Building #44 Capitol Police Substation – FCA Building #0727  
Description: Exterior of the Building.



Building #37 Quarters (Vacant) – FCA Building #0726  
Description: Exterior of the Building.





Building #36 Washoe Tribe (Vacant) – FCA Building #0725  
Description: Exterior of the Building.



Building #35 Washoe Tribe (Vacant) – FCA Building #0724  
Description: Exterior of the Building.





Building #13 Dorm (DMV & PS) – FCA Building #0687  
Description: Exterior of the Building.



Building #12 Dorm (POST) – FCA Building #0686  
Description: Exterior of the Building.





Building #34 Washoe Tribe (Vacant) – FCA Building #0456  
Description: Exterior of the Building.



Building #33 Non-Profit Housing– FCA Building #0455  
Description: Exterior of the Building and accessible ramp.





Building #32 Non-Profit Office– FCA Building #0454  
Description: Exterior of the Building.



Building #31 Washoe Tribe (Vacant) – FCA Building #0453  
Description: Exterior of the Building.





Building #30 Washoe Tribe (Vacant) – FCA Building #0452  
Description: Exterior of the Building.



Building #29 Washoe Tribe (Vacant) – FCA Building #0451  
Description: Exterior of the Building.





Building #28 Washoe Tribe (Vacant) – FCA Building #0450  
Description: Exterior of the Building.



Building #27 Washoe Tribe (Vacant) – FCA Building #0449  
Description: Exterior of the Building.





Building #26 Cultural Resource Center - FCA Building #0448 (Not State Owned)  
Description: Exterior of the Building.



Buildings #25, #24, #23, #22, #21 Dormitory (Vacant) - FCA Buildings #0447- #0443  
Description: Typical exterior of the Buildings.





Building #19 Old Post Office - FCA Building #0442  
Description: Exterior of the Building.



Building #68A-68B Shops (Vacant) - FCA Building #0441  
Description: Exterior of the Building.





Building #160 New Gym - FCA Building #0440  
Description: Exterior of the Building.



Building #20 Old Gym (Vacant) - FCA Building #0439  
Description: Interior of the Building.





Building #18 Office (NDOC) - FCA Building #0438  
Description: View of apparent settling, North side of the Building.



Building #17 School (NDOC) - FCA Building #0433  
Description: Exterior of the Building.





Building #89 Administration (NDOC) - FCA Building #0431  
Description: View of URM cracking.



Building #45 Band Room (Vacant) - FCA Building #0430  
Description: Exterior of the Building.





Building #15 Kitchen / Dining (Vacant) - FCA Building #0429  
Description: Exterior of the Building.



Building #90 Auditorium (B&G - Vacant) - FCA Building #0427  
Description: Exterior of the Building.





Building #2 Post Office (Museum Welcome Center) - FCA Building #0426  
Description: Exterior of the Building.



Building #11 Quarters (Vacant) - FCA Building #0425  
Description: Exterior of the Building.





Building #9 Residence (POST) - FCA Building #0424  
Description: Exterior of the Building.



Building #8 DOIT Storage - FCA Building #0423  
Description: Exterior of the Building.





Building #6 Administration (POST) - FCA Building #0422  
Description: Exterior of the Building.



Building #4 Stewart Indian Commission (Storage) - FCA Building #0421  
Description: Exterior of the Building.





Building #3 Stewart Indian Administration Building - FCA Building #0420  
Description: View of structural repairs.



Building #1 Stewart Indian School Museum - FCA Building #0419  
Description: View of concrete apron repairs.