

State of Nevada
Department of Administration
Buildings and Grounds Section

GOVERNOR'S MANSION SITE

600 Mountain Street
Carson City, Nevada 89701

Site Number: 9978

STATE OF NEVADA PUBLIC WORKS DIVISION FACILITY CONDITION ANALYSIS



Report distributed in October 2021

State of Nevada
Department of Administration
Buildings 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.

Site number: 9978

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
2456	EQUIPMENT SHED	120	2003	9/11/2018	\$0	\$0	\$1,800	\$1,800	\$12,000	15%
	606 Mountain Street Carson City									
0152	GOVERNOR'S MANSION GARAGE	912	1998	9/11/2018	\$0	\$0	\$31,600	\$31,600	\$228,000	14%
	606 Mountain Street Carson City									
0151	GOVERNOR'S MANSION	9361	1908	9/11/2018	\$449,100	\$23,400	\$538,188	\$1,010,688	\$7,488,800	13%
	606 Mountain Street Carson City									
2455	STORAGE BUILDING	720	2003	9/11/2018	\$0	\$0	\$7,200	\$7,200	\$72,000	10%
	606 Mountain Street Carson City									
0707	GOVERNORS MANSION NEVADA ROOM	6608	1998	9/11/2018	\$0	\$5,200	\$287,500	\$292,700	\$2,934,000	10%
	606 Mountain Street Carson City									
0154	LLEWELLYN B. GROSS MEMORIAL PAVILION	2827	1969	9/11/2018	\$0	\$3,000	\$84,200	\$87,200	\$941,400	9%
	606 Mountain Street Carson City									
0153	GOVERNOR'S MANSION GUEST COTTAGE	928	1965	9/11/2018	\$2,000	\$0	\$32,300	\$34,300	\$556,800	6%
	606 Mountain Street Carson City									
9978	GOVERNOR'S MANSION SITE		1907	9/11/2018	\$0	\$19,500	\$0	\$19,500	\$0	0%
	606 Mountain Street Carson City									
Report Totals.....:		21,476			\$451,100	\$51,100	\$982,788	\$1,484,988	\$12,233,000	12%

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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GOVERNOR'S MANSION SITE

SPWD Facility Condition Analysis - 9978

Survey Date: 9/11/2018

GOVERNOR'S MANSION SITE**BUILDING REPORT**

The Governor's Mansion site encompasses a large residence that was designed by Reno Architect George Ferris in a neo-classical architectural style complete with Corinthian style column accents in 1907. It has been home to the Governors and their families throughout the years. The mansion is listed as an historic structure with the State Historic Preservation Office. There is also a newer north hall (Nevada Room) for public gatherings, a large garage, a guest cottage, outdoor pavilion, concrete walkways and storage sheds located on the manicured grounds.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$19,500****Necessary - Not Yet Critical****Two to Four Years****LANDSCAPE WALL REPLACEMENT****Project Index #: 9978SIT2****Construction Cost \$19,500**

The painted concrete masonry unit (CMU) landscape walls around the site show varying degrees of wear including cracking, flaking and spalling. The top layer of paint and concrete is flaking off in many areas and is due for replacement. It is recommended that these walls be demolished and replaced with new decorative CMU walls and wall caps. This project or a portion thereof was previously recommended in the FCA report dated 05/15/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/11/2018.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$19,500
Priority Class 3:	\$0
Grand Total:	\$19,500

EQUIPMENT SHED

SPWD Facility Condition Analysis - 2456

Survey Date: 9/11/2018

EQUIPMENT SHED BUILDING REPORT

The Governor's Mansion Equipment Shed is a 120 square foot wood framed building that is designed for storage of equipment used in the maintenance of the Governor's Mansion site. The interior walls and ceiling have painted OSB (Oriented Strand Board) applied to them. The building exterior has painted Masonite horizontal siding/trim with a simple gable asphalt composition roof. The building was constructed in 2003.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,800****Long-Term Needs****Four to Ten Years****Project Index #: 2456EXT1****EXTERIOR FINISHES****Construction Cost \$1,200**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 8 to 9 years and is recommended on a cyclical basis based on environmental conditions.

Project Index #: 2456INT1**INTERIOR FINISHES****Construction Cost \$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 to 5 years and every 7 to 9 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 120	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 2003	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framing
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$15.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$12,000
Priority Class 3: \$1,800	Facility Replacement Cost per Square Foot: \$100
Grand Total: \$1,800	FCNI: 15%

STORAGE BUILDING

SPWD Facility Condition Analysis - 2455

Survey Date: 9/11/2018

STORAGE BUILDING BUILDING REPORT

The Governor's Mansion Storage Building is a 720 square foot wood framed building consisting of three interior compartments primarily used for storage of items used on the premises. The interior walls and ceiling have unfinished OSB (Oriented Strand Board) applied to them. The building exterior has painted Masonite horizontal siding/trim with a simple gable asphalt composition roof. The building was constructed in 2003.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$7,200

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

Project Index #: 2455EXT1

EXTERIOR FINISHES

Construction Cost \$7,200

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 8 to 9 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 720	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 2003	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Masonite Siding/Trim	Construction Type: Wood Framing
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$72,000
Priority Class 3:	\$7,200	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$7,200	FCNI:	10%

GOVERNORS MANSION NEVADA ROOM

SPWD Facility Condition Analysis - 0707

Survey Date: 9/11/2018

GOVERNORS MANSION NEVADA ROOM**BUILDING REPORT**

The Nevada Room is a wood and steel framed structure on a concrete foundation. The perimeter hip roofing system is tiled with a 50 year warranty expiring in 2059. The center portion of the roof is a mechanical well with a single ply membrane and a 20 year warranty expiring in 2040. This building has a fire sprinkler and fire alarm system. The facility serves as the main public gathering area for special functions, fundraisers and events at the Governor's Mansion. There is a large assembly area with tables, chairs and a small stage, a commercial kitchen and food prep area, small offices for staff and Men's and Women's ADA compliant restrooms.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$5,200****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0707EXT3****EXTERIOR DOOR REPLACEMENT****Construction Cost \$5,200**

The existing exterior door pair is damaged from warping, age and general wear and tear. This project would provide for the replacement and installation of a new pair of wood doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$287,500****Long-Term Needs****Four to Ten Years****Project Index #: 0707EXT2****EXTERIOR FINISHES****Construction Cost \$66,100**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 8 to 10 years and is recommended on a cyclical basis based on environmental conditions.

Project Index #: 0707HVA1**HVAC EQUIPMENT REPLACEMENT****Construction Cost \$165,200**

The existing HVAC system was last renovated in approximately 2002 with the installation of an air-cooled chiller, pumps, and rooftop units. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production is mandated to be phased out completely by January 1, 2020. All of this equipment is reaching the end of its useful life and scheduled for replacement in the next 8 - 10 years. This project would provide for replacing the existing equipment with new, high efficiency equipment and cleaning the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

Project Index #: 0707INT1**INTERIOR FINISHES****Construction Cost \$33,000**

The interior finishes are in good condition, however the wall coverings are showing wear which is addressed in a separate project. The walls are covered by wallpaper, wood wainscot and wood trim. The coffered ceiling is covered by painted gypsum board and wood trim. It is recommended that the interior wood areas of the walls and the entire ceiling be stained or painted as appropriate at least once in the next 7 to 9 years and every 7 to 9 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0707INT2
Construction Cost \$19,700

WALL COVERING REPLACEMENT

The interior wall coverings are starting to delaminate requiring multiple repairs and is reaching the end of its useful life and should be considered for replacement. It is recommended that the interior wall coverings be removed, prepped and re-papered in the next 6 to 8 years. Due to the age of wall materials, they may contain asbestos containing material (ACM) and remediation of ACM is not included in this estimate.

Due to the historic nature of the building, this project is subject to review and approval from the State Historical Preservation Office (SHPO).

Project Index #: 0707PLM1
Construction Cost \$3,500

WATER HEATER REPLACEMENT

The average life span of a water heater is eight to ten years. The existing natural gas water heater is original to the building. It is approaching the end of its expected life and should be scheduled for replacement in the next 3 to 5 years. This project would provide for the removal and disposal of the old water heater and installation of a new water heater. This project or a portion thereof was previously recommended in the FCA report dated 05/15/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/11/2018.

BUILDING INFORMATION:

Gross Area (square feet): 6,608	IBC Occupancy Type 1: 70 % A-3
Year Constructed: 1998	IBC Occupancy Type 2: 30 % B
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood and Steel Framing
Exterior Finish 2: %	IBC Construction Type: V-A
Number of Levels (Floors): 1	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$44.29
Priority Class 2: \$5,200	Total Facility Replacement Construction Cost: \$2,934,000
Priority Class 3: \$287,500	Facility Replacement Cost per Square Foot: \$444
Grand Total: \$292,700	FCNI: 10%

LLEWELLYN B. GROSS MEMORIAL PAVILION

SPWD Facility Condition Analysis - 0154

Survey Date: 9/11/2018

LLEWELLYN B. GROSS MEMORIAL PAVILION**BUILDING REPORT**

The Pavilion is a circular steel and wood framed structure located along the west side of the property. It has support columns in the Corinthian architectural style to match the mansion's architecture. It has a single ply roofing system with a warranty expiring in 2019. There are heaters recessed in the ceiling as well as lighting and electrical power. A small stage is located on the east side which has a storage / power vault underneath.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$3,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0154SIT2****LANDSCAPE WALL REPAIR****Construction Cost \$3,000**

The concrete landscape wall bearing the name of the pavilion is cracking and flaking. The top layer of paint and concrete is flaking off and is due for resurfacing. It is recommended to resurface the wall by removing the existing paint, sealing the concrete and applying a new finished surface of elastomeric paint.

This project or a portion thereof was previously recommended in the FCA report dated 03/10/2000 and 05/15/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/11/2018.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$84,200****Long-Term Needs****Four to Ten Years****Project Index #: 0154EXT3****EXTERIOR FINISHES****Construction Cost \$28,300**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around flashing, fixtures, and other attachments to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 8 to 9 years and is recommended on a cyclical basis based on environmental conditions.

Project Index #: 0154EXT4**ROOF REPLACEMENT****Construction Cost \$55,900**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1999. It is recommended that this building be re-roofed in the next 4 - 6 years to be consistent with the roofing program and the end of the warranty period.

BUILDING INFORMATION:

Gross Area (square feet): 2,827	IBC Occupancy Type 1: 100 % U
Year Constructed: 1969	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Open / Wood Column	Construction Type: Steel and 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: \$30.85
Priority Class 2: \$3,000	Total Facility Replacement Construction Cost: \$941,000
Priority Class 3: \$84,200	Facility Replacement Cost per Square Foot: \$333
Grand Total: \$87,200	FCNI: 9%

GOVERNOR'S MANSION GUEST COTTAGE

SPWD Facility Condition Analysis - 0153

Survey Date: 9/11/2018

**GOVERNOR'S MANSION GUEST COTTAGE
BUILDING REPORT**

The Guest Cottage is a wood framed residence located along the northwest side of the property. There are bedrooms, bathroom, kitchen and living space located inside. The building has a composition shingle roof and wood siding. The roof was installed in 2000 with a 30 year warranty.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$2,000**
Currently Critical **Immediate to Two Years**

STAIRWAY HANDRAIL INSTALLATION

Project Index #: 0153SFT2
Construction Cost \$2,000

The existing concrete exterior stairs at the entry are lacking a handrail as required in the 2018 IBC Chapter 10, Section 1012. This project would provide for a wood framed handrail to be installed. Material and construction should match the existing guardrail.

This project or a portion thereof was previously recommended in the FCA report dated 05/15/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/11/2018.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$32,300**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 0153EXT5
Construction Cost \$9,300

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 7 to 9 years and is recommended on a cyclical basis based on environmental conditions.

INTERIOR FINISHES

Project Index #: 0153INT5
Construction Cost \$9,300

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 to 9 years and every 8 to 10 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

ROOF REPLACEMENT

Project Index #: 0153EXT4
Construction Cost \$13,700

The roof on this building was in fair condition at the time of the survey. The 30 year roofing warranty on this building expires in 2030. It is recommended that this building be re-roofed in the next 9 - 10 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing system.

BUILDING INFORMATION:

Gross Area (square feet):	928	IBC Occupancy Type 1:	100 % R-3
Year Constructed:	1965	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	Basement?	No
		Percent Fire Supressed:	0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$2,000	Project Construction Cost per Square Foot:	\$36.96
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$557,000
Priority Class 3:	\$32,300	Facility Replacement Cost per Square Foot:	\$600
Grand Total:	\$34,300	FCNI:	6%

GOVERNOR'S MANSION GARAGE BUILDING REPORT

The Governor's Mansion Garage is a wood framed structure located on the south side of the mansion. It has a concrete foundation and the shingle roof matches the Guest Cottage. The roof was installed in 2000 with a 30 year warranty.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$31,600**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 0152EXT1
Construction Cost \$9,100

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 7 to 9 years and is recommended on a cyclical basis based on environmental conditions.

INTERIOR FINISHES

Project Index #: 0152INT1
Construction Cost \$9,100

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 to 5 years and every 8 to 10 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

ROOF REPLACEMENT

Project Index #: 0152EXT2
Construction Cost \$13,400

The roof on this building was in fair condition at the time of the survey. The 30 year roofing warranty on this building expires in 2030. It is recommended that this building be re-roofed in the next 9 -10 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing system.

BUILDING INFORMATION:

Gross Area (square feet): 912	IBC Occupancy Type 1: 100 % U
Year Constructed: 1998	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 Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$34.65
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$228,000
Priority Class 3:	\$31,600	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$31,600	FCNI:	14%

GOVERNOR'S MANSION

SPWD Facility Condition Analysis - 0151

Survey Date: 9/11/2018

GOVERNOR'S MANSION BUILDING REPORT

The Governor's Mansion is a large residence that was designed by Reno Architect George Ferris in a neo-classical architectural style complete with Corinthian style column accents in 1908. It has been home to acting Governors families throughout the years. There are formal living and dining spaces, bedroom suites, a large kitchen, and restrooms including an ADA compliant unisex restroom. The mansion is in excellent shape considering the age. The perimeter hip roofing system is tiled with a 50 year warranty expiring in 2059. The center portion of the roof is a mechanical well with a single ply membrane and a 20 year warranty expiring in 2040.

There is an ADA accessible ramp located along the south side of the residence that is not fully compliant. However there are no recommended projects to address this due to existing site constraints and the historical nature of the Mansion.

This building is listed as a historic structure with the State Historic Preservation Office.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$449,100****Currently Critical****Immediate to Two Years****CONCRETE STAIR REPLACEMENT****Project Index #: 0151EXT6****Construction Cost \$15,000**

The concrete stairs that access the basement of the building are deteriorating. Spalling and cracking have occurred. Exposure to the elements is a contributing factor. A complete replacement is needed.

DECK REPAIR**Project Index #: 0151EXT4****Construction Cost \$75,000**

The material on the exterior second floor deck of the Mansion is cracking and failing. The second floor decking material no longer provides a waterproof barrier to the plywood decking and the area below. The plywood is warping and buckling causing the joints to separate which contributes to the failed waterproofing system. This project would provide for replacing the poured deck material and repairing any damaged plywood decking below it.

This project or a portion thereof was previously recommended in the FCA report dated 05/15/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/11/2018.

GFCI OUTLET / BREAKER INSTALLATION**Project Index #: 0151ELE2****Construction Cost \$500**

Some of the receptacles in the kitchen and bathrooms appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles and or breakers.

SECURITY SYSTEM UPGRADE**Project Index #: 0151SEC1****Construction Cost \$358,600**

The current security surveillance system is outdated and ineffective particularly for night surveillance. The surveillance of the mansion and surrounding grounds is inadequate due to poor placement of cameras, outdated cameras and monitoring equipment and not enough cameras overall. This project would provide for replacing the cameras to color low light cameras and upgrading the monitoring equipment. More effective surveillance will be provided to the security staff by adding more cameras and by selecting new camera locations.

This project or a portion thereof was previously recommended in the FCA report dated 05/15/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/11/2018.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$23,400****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 0151EXT7****Construction Cost \$5,200**

The existing exterior door pair is damaged from warping, age and general wear and tear. This project would provide for the replacement and installation of a new pair of wood doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

INSULATE ATTIC**Project Index #: 0151HVA2****Construction Cost \$18,200**

The attic insulation appears to be original to the building. It has deteriorated and should be replaced. Many locations in the attic are completely missing the insulation or it was not reinstalled after construction work was completed in the past. It is recommended that the entire attic area be reinsulated with R-30 insulation. This will increase energy efficiency and be more resistant to heat loss. The estimate is based on 13" thick blown fiberglass insulation.

This project or a portion thereof was previously recommended in the FCA report dated 03/10/2000 and 05/15/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/11/2018.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$538,188****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0151EXT5****Construction Cost \$167,688**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 8 to 9 years and it is also recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

HVAC EQUIPMENT REPLACEMENT**Project Index #: 0151HVA3****Construction Cost \$234,000**

The existing HVAC system was last renovated in 2002 with the installation of new boilers, pumps, two rooftop units, and fan coils. All of this equipment is reaching the end of its useful life and scheduled for replacement in the next 8 - 10 years. This project would provide for replacing the existing equipment with new, high efficiency equipment and cleaning the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

INTERIOR FINISHES**Project Index #: 0151INT4****Construction Cost \$93,600**

The interior finishes are in good condition, however the wall coverings are showing wear which is addressed in a separate project. It is recommended that the interior walls and ceilings be painted at least once in the next 8 to 10 years and every 8 to 10 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

WALL COVERING REPLACEMENT**Project Index #: 0151INT3****Construction Cost \$39,400**

The interior wall coverings are starting to delaminate requiring multiple repairs and is reaching the end of its useful life. It should be considered for replacement. It is recommended that the interior wall coverings be removed, prepped and repapered in the next 6 to 8 years. Due to the age of wall materials, they may contain asbestos containing material (ACM) and remediation of ACM is not included in this estimate.

Due to the historic nature of the building, this project is subject to review and approval from the State Historical Preservation Office (SHPO).

Project Index #: 0151PLM3

Construction Cost \$3,500

WATER HEATER REPLACEMENT

The average life span of a water heater is eight to ten years. The existing natural gas water heater was installed in 2002. It is approaching the end of its expected life and should be scheduled for replacement in the next 4 to 5 years. This project would provide for the removal and disposal of the old water heater and installation of a new water heater.

BUILDING INFORMATION:

Gross Area (square feet): 9,361	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1908	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): 2	Percent Fire Suppressed: 0 %
Basement? Yes	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$449,100	Project Construction Cost per Square Foot: \$107.97
Priority Class 2: \$23,400	Total Facility Replacement Construction Cost: \$7,489,000
Priority Class 3: \$538,188	Facility Replacement Cost per Square Foot: \$800
Grand Total: \$1,010,688	FCNI: 13%

NOTES:

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

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

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

REPORT DEVELOPMENT:

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



Governor's Mansion Site - Site #9978
Description: View of Governor's Mansion and Site.



Governor's Mansion Site - Site #9978
Description: Landscape Walls Needing Replacement



Governor's Mansion Site - Site #9978
Description: Typical Site Landscaping.



Equipment Shed - Building #2456
Description: Exterior of the Building.



Storage Building - Building #2455
Description: Exterior of the Building.



Governor's Mansion Nevada Room - Building #0707
Description: Main Entry to the Building.



Governor's Mansion Nevada Room - Building #0707
Description: Interior of the Building.



Governor's Mansion Nevada Room - Building #0707
Description: Interior of the Commercial Kitchen.



Governor's Mansion Nevada Room - Building #0707
Description: Air Cooled Chiller / HVAC Replacement Plan Recommended.



Llewellyn B. Gross Memorial Pavilion - Building #0154
Description: Exterior of the Structure.



Llewellyn B. Gross Memorial Pavilion - Building #0154
Description: View of the Stage.



Governor's Mansion Guest Cottage - Building #0153
Description: Exterior of the Building.



Governor's Mansion Guest Cottage - Building #0153
Description: Stairway Handrail Needed.



Governor's Mansion Garage - Building #0152
Description: Exterior of the Building.



Governor's Mansion - Building #0151
Description: Exterior of the Building Main Entrance.



Governor's Mansion - Building #0151
Description: Basement Concrete Stair Replacement Needed.



Governor's Mansion - Building #0151
Description: 2nd Floor Deck Material Repairs Needed.



Governor's Mansion - Building #0151
Description: HVAC Replacement Plan Recommended.