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
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.
## Facility Condition Needs Index Report

| Site number: 9978 |  
|------------------|---|
| **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% |
| 0152 | GOVERNOR'S MANSION GARAGE | 912 | 1998 | 9/11/2018 | $0 | $0 | $31,600 | $31,600 | $228,000 | 14% |
| 0151 | GOVERNOR'S MANSION | 9361 | 1908 | 9/11/2018 | $449,100 | $23,400 | $538,188 | $1,010,688 | $7,488,800 | 13% |
| 2455 | STORAGE BUILDING | 720 | 2003 | 9/11/2018 | $0 | $0 | $7,200 | $7,200 | $72,000 | 10% |
| 0707 | GOVERNORS MANSION NEVADA ROOM | 6608 | 1998 | 9/11/2018 | $0 | $5,200 | $287,500 | $292,700 | $2,934,000 | 10% |
| 0154 | LLEWELLYN B. GROSS MEMORIAL PAVILION | 2827 | 1969 | 9/11/2018 | $0 | $3,000 | $84,200 | $87,200 | $941,400 | 9% |
| 0153 | GOVERNOR'S MANSION GUEST COTTAGE | 928 | 1965 | 9/11/2018 | $2,000 | $0 | $32,300 | $34,300 | $556,800 | 6% |
| 9978 | GOVERNOR'S MANSION SITE | 1907 | 9/11/2018 | $0 | $19,500 | $0 | $19,500 | $0 | 0% |

**Report Totals..............:**

- **21,476**
- **$1,484,988**
- **$12,233,000**

**12%**
# Acronyms List

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Definition</th>
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</thead>
<tbody>
<tr>
<td><strong>Building Codes, Laws, Regulations and Guidelines</strong></td>
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</tr>
<tr>
<td>AHJ</td>
<td>Authority Having Jurisdiction</td>
</tr>
<tr>
<td>AWWA</td>
<td>American Water Works Association</td>
</tr>
<tr>
<td>HVAC</td>
<td>Heating, Ventilating &amp; Air Conditioning</td>
</tr>
<tr>
<td>IBC</td>
<td>International Building Code</td>
</tr>
<tr>
<td>ICC</td>
<td>International Code Council</td>
</tr>
<tr>
<td>IEBC</td>
<td>International Existing Building Code</td>
</tr>
<tr>
<td>IECC</td>
<td>International Energy Conservation Code</td>
</tr>
<tr>
<td>IFC</td>
<td>International Fire Code</td>
</tr>
<tr>
<td>IFGC</td>
<td>International Fuel Gas Code</td>
</tr>
<tr>
<td>IRC</td>
<td>International Residential Code</td>
</tr>
<tr>
<td>NFPA</td>
<td>National Fire Protection Association</td>
</tr>
<tr>
<td>NEC</td>
<td>National Electrical Code</td>
</tr>
<tr>
<td>OSHA</td>
<td>Occupational Safety and Health Administration</td>
</tr>
<tr>
<td>SAD</td>
<td>Standards for Accessible Design</td>
</tr>
<tr>
<td>SMACNA</td>
<td>Sheet Metal and Air Conditioning Contractors National Association</td>
</tr>
<tr>
<td>UMC</td>
<td>Uniform Mechanical Code</td>
</tr>
<tr>
<td>UPC</td>
<td>Uniform Plumbing Code</td>
</tr>
<tr>
<td><strong>State of Nevada</strong></td>
<td></td>
</tr>
<tr>
<td>CIP</td>
<td>Capital Improvement Project</td>
</tr>
<tr>
<td>FCA</td>
<td>Facility Condition Analysis</td>
</tr>
<tr>
<td>FCNI</td>
<td>Facility Condition Needs Index</td>
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<tr>
<td>FRC</td>
<td>Facility Replacement Cost</td>
</tr>
<tr>
<td>NAC</td>
<td>Nevada Administrative Code</td>
</tr>
<tr>
<td>NDEP</td>
<td>Nevada Department of Environmental Protection</td>
</tr>
<tr>
<td>NRS</td>
<td>Nevada Revised Statutes</td>
</tr>
<tr>
<td>SFM</td>
<td>State Fire Marshal</td>
</tr>
<tr>
<td>SHPO</td>
<td>State Historic Preservation Office</td>
</tr>
<tr>
<td>SPWD</td>
<td>State Public Works Division</td>
</tr>
<tr>
<td><strong>Miscellaneous</strong></td>
<td></td>
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<tr>
<td>DDC</td>
<td>Direct Digital Controls</td>
</tr>
<tr>
<td>FRP</td>
<td>Fiberglass Reinforced Plastic</td>
</tr>
<tr>
<td>GFCI</td>
<td>Ground Fault Circuit Interrupter</td>
</tr>
<tr>
<td>LED</td>
<td>Light Emitting Diode</td>
</tr>
<tr>
<td>PRV</td>
<td>Pressure Regulating Valve</td>
</tr>
<tr>
<td>TDD</td>
<td>Telecommunications Device for the Deaf</td>
</tr>
<tr>
<td>VCT</td>
<td>Vinyl Composite Tile</td>
</tr>
</tbody>
</table>

This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.
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<tr>
<th>Building Name</th>
<th>Index #</th>
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<td>GOVERNOR'S MANSION SITE</td>
<td>9978</td>
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<tr>
<td>EQUIPMENT SHED</td>
<td>2456</td>
</tr>
<tr>
<td>STORAGE BUILDING</td>
<td>2455</td>
</tr>
<tr>
<td>GOVERNORS MANSION NEVADA ROOM</td>
<td>0707</td>
</tr>
<tr>
<td>LLEWELLYN B. GROSS MEMORIAL PAVILION</td>
<td>0154</td>
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<tr>
<td>GOVERNOR'S MANSION GUEST COTTAGE</td>
<td>0153</td>
</tr>
<tr>
<td>GOVERNOR'S MANSION GARAGE</td>
<td>0152</td>
</tr>
<tr>
<td>GOVERNOR'S MANSION</td>
<td>0151</td>
</tr>
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</table>
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

**LANDSCAPE WALL REPLACEMENT**

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:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$0</td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$19,500</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$19,500</td>
</tr>
</tbody>
</table>
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.

**EXTERIOR FINISHES**

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.

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

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Construction Cost per Square Foot</th>
<th>Total Construction Cost for Priority 3 Projects</th>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$0</td>
<td></td>
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<td></td>
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<tr>
<td>Priority Class 3:</td>
<td>$1,800</td>
<td></td>
<td>2456INT1</td>
<td>$600</td>
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<tr>
<td>Grand Total:</td>
<td>$1,800</td>
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<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$15.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$0</td>
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<tr>
<td>Priority Class 3:</td>
<td>$1,800</td>
<td></td>
<td>15%</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$1,800</td>
<td></td>
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</tbody>
</table>

**Survey Date:** 9/11/2018
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

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects: $7,200</th>
</tr>
</thead>
<tbody>
<tr>
<td>Four to Ten Years</td>
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</table>

#### EXTERIOR FINISHES

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
- **Year Constructed:** 2003
- **Exterior Finish 1:** 100% Masonite Siding/Trim
- **Exterior Finish 2:** 0%
- **Construction Type:** Wood Framing
- **IBC Construction Type:** V-B
- **Number of Levels (Floors):** 1
- **Basement?:** No
- **Percent Fire Supressed:** 0%

### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>Project Construction Cost per Square Foot: $10.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$0</td>
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<tr>
<td>Priority Class 3:</td>
<td>$7,200</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$7,200</td>
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</table>

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>Total Facility Replacement Construction Cost: $72,000</th>
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</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$0</td>
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<tr>
<td>Priority Class 3:</td>
<td>$7,200</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$7,200</td>
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</table>

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>Facility Replacement Cost per Square Foot: $100</th>
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</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$0</td>
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<tr>
<td>Priority Class 3:</td>
<td>$7,200</td>
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<tr>
<td>Grand Total:</td>
<td>$7,200</td>
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</table>

| FCNI: | 10% |
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
Necessary - Not Yet Critical Two to Four Years
Total Construction Cost for Priority 2 Projects: $5,200

EXTERIOR DOOR REPLACEMENT
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.

Project Index #: 0707EXT3
Construction Cost $5,200

PRIORITY CLASS 3 PROJECTS
Long-Term Needs Four to Ten Years
Total Construction Cost for Priority 3 Projects: $287,500

EXTERIOR FINISHES
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 #: 0707EXT2
Construction Cost $66,100

HVAC EQUIPMENT REPLACEMENT
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 #: 0707HVA1
Construction Cost $165,200

INTERIOR FINISHES
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 #: 0707INT1
Construction Cost $33,000

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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).

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
- Year Constructed: 1998
- Exterior Finish 1: 100% Painted Wood Siding
- Exterior Finish 2:
- Number of Levels (Floors): 1
- Basement?: No
- Exterior Finish 1: Painted Wood Siding
- Exterior Finish 2:

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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

FCNI: 10%
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

LANDSCAPE WALL REPAIR

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

EXTERIOR FINISHES

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.

ROOF REPLACEMENT

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
Year Constructed: 1969
Exterior Finish 1: 100 % Open / Wood Column
Exterior Finish 2: %
Number of Levels (Floors): 1
Basement? No
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0
Priority Class 2: $3,000
Priority Class 3: $84,200
Grand Total: $87,200

Total Construction Cost for Priority 2 Projects: $3,000
Project Index #: 0154SIT2
Construction Cost $3,000

Total Construction Cost for Priority 3 Projects: $84,200
Project Index #: 0154EXT3
Construction Cost $28,300

Construction Cost per Square Foot: $30.85
Total Facility Replacement Construction Cost: $941,000
Facility Replacement Cost per Square Foot: $333

FCNI: 9%
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.

PRIORITIY CLASS 1 PROJECTS

STAIRWAY HANDRAIL INSTALLATION

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.

Construction Cost $2,000

PRIORITIY CLASS 3 PROJECTS

EXTERIOR FINISHES

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.

Construction Cost $9,300

INTERIOR FINISHES

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.

Construction Cost $9,300

ROOF REPLACEMENT

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.

Construction Cost $13,700
BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet): 928</th>
<th>IBC Occupancy Type 1: 100 % R-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed: 1965</td>
<td>IBC Occupancy Type 2: %</td>
</tr>
<tr>
<td>Exterior Finish 1: 100 %</td>
<td>Construction Type: Wood Framing</td>
</tr>
<tr>
<td>Exterior Finish 2: %</td>
<td>IBC Construction Type: V-B</td>
</tr>
<tr>
<td>Number of Levels (Floors): 1</td>
<td>Basement? No</td>
</tr>
<tr>
<td>Percent Fire Suppressed: 0 %</td>
<td></td>
</tr>
</tbody>
</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1: $2,000</th>
<th>Project Construction Cost per Square Foot: $36.96</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2: $0</td>
<td>Total Facility Replacement Construction Cost: $557,000</td>
</tr>
<tr>
<td>Priority Class 3: $32,300</td>
<td>Facility Replacement Cost per Square Foot: $600</td>
</tr>
<tr>
<td>Grand Total: $34,300</td>
<td>FCNI: 6%</td>
</tr>
</tbody>
</table>
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

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.

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

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 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.

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

ROOF REPLACEMENT

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.

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

BUILDING INFORMATION:

IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B

Gross Area (square feet): 912
Year Constructed: 1998
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
Percent Fire Supressed: 0 %

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%
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*

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
</table>

**CONCRETE STAIR REPLACEMENT**

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.

*Construction Cost: $15,000*

**DECK REPAIR**

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.

*Construction Cost: $75,000*

**GFCI OUTLET / BREAKER INSTALLATION**

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.

*Construction Cost: $500*

**SECURITY SYSTEM UPGRADE**

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.

*Construction Cost: $358,600*

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.
EXTERIOR DOOR REPLACEMENT
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
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.

EXTERIOR FINISHES
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
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
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
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).
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:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>9,361</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1908</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 % Painted Wood Siding</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>%</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>2 Basement? Yes</td>
</tr>
</tbody>
</table>

IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

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

Project Index #: 0151PLM3
Construction Cost $3,500
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.