



STATE OF NEVADA  
STATE PUBLIC WORKS DIVISION

FACILITY CONDITION ASSESSMENT REPORT FOR:

-

DEPT OF ADMINISTRATION  
STATE PUBLIC WORKS DIVISION  
B&G

SITE #: 9979      CLEAR CREEK YOUTH CAMP SITE  
8000 OLD CLEAR CREEK RD  
CARSON CITY, NV 89705-5805



Survey Date: 10/5/2023  
Distribution Date: 6/17/2024

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## FACILITY CONDITION ASSESSMENT INTRODUCTION

### PROGRAM

Created under the authority of NRS 341.128. (Legislature, 2022). The State Public Works Division's (SPWD) Facility Condition Assessment (FCA) program periodically inspects all state-owned buildings excluding those owned by the Nevada System of Higher Education (NSHE). Additionally, Nevada Department of Transportation (NDOT) and Legislature buildings are assessed by their own agencies. SPWD FCA personnel conduct interviews with site staff, review documents, and perform walk-throughs to assess the physical condition of the building's components and systems. The outcome of the assessment is a report of the overall site condition and infrastructure findings for the site and building(s) located on the site. The Legislative Commission will be notified if there are any serious concerns reported.

### REPORT

The purpose of the report is to provide a documentary framework to assist the agency and SPWD in optimizing and maintaining the physical condition of the state's building portfolio; develop capital budgets and prioritize resources. Agencies may find it helpful in calculating funding required to meet future budgetary needs. Additionally, it augments SPWDs Capital Improvement Program's (CIP) planning phase.

Projects are identified and categorized under the building management systems listed below (Figure 1.) and assigned a priority (Figure 2.) and a status (Figure 3.).

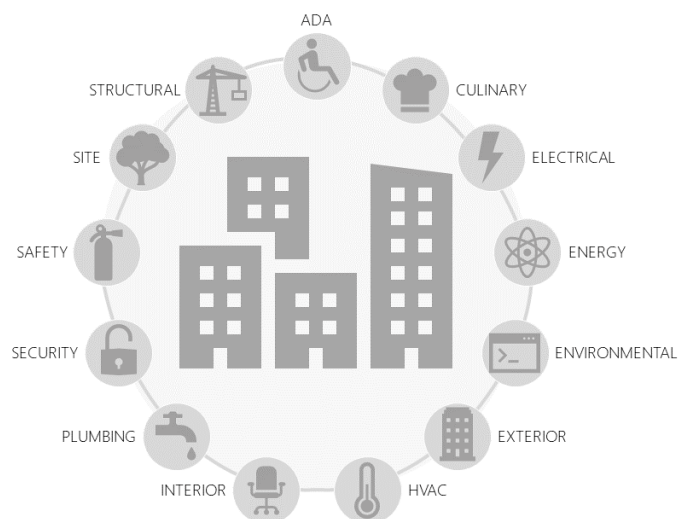
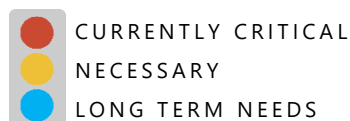


FIGURE 2.



The STATUS of a project can be:

FIGURE 3.

COMPLETED	Project has finished.
IN PROGRESS	Project is on-going.
CANCELED	Project was dropped.
DEFERRED	Project has been postponed.
NEW	Project is new, discovered and written during a site survey.

The appendices provide supplementary material for a more comprehensive understanding of priority categorization, cost estimates and facility management standards.

APPENDIX A	PROJECT IDENTIFICATION (ID) CATEGORIES
APPENDIX B	MAINTENANCE PROJECTS AND COST ESTIMATES
APPENDIX C	FACILITY CONDITION INDEX
APPENDIX D	PROJECT PRIORITY CLASSIFICATIONS
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APPENDIX H	REVISION HISTORY

## DISCLAIMER

1. The report was prepared by the SPWD under the authority of [NRS 341.128](#) for use as a planning resource.
2. The report does not guarantee funding and should not be used for budgetary purposes.
3. Qualified individuals should develop the overall project's budget estimate and scope.
4. The actual overall project costs will vary from those reported after the final scope and budgets are developed.
5. This report provides estimated hard costs (construction) and excludes soft costs (project) such as consultant fees, permit fees, and FF&E (furniture, fixtures, equipment).
6. Materials and costs noted here may be affected by new methods of construction, agency projects, and individual projects, as well as pending and proposed Capital Improvement Projects (CIP).
7. The deficiencies outlined in this report were noted in a visual survey, they do not represent the cost of a complete facility renovation or routine maintenance costs.

SITE MAP



BLDG #	NAME	YR BUILT	SQ FT	STATUS
0709	WELL HOUSE	1960	96	OCCUPIED
01	TOTAL # OF BLDGS			

SITE MAP



BLDG #	NAME	YR BUILT	SQ FT	STATUS
1899	WELL HOUSE, 5700 FT.	1960	96	OCCUPIED
01	TOTAL # OF BLDGS			

SITE MAP



BLDG #	NAME	YR BUILT	SQ FT	STATUS
1901	SEWAGE BUILDING (VACANT)	1960	96	ARRESTED DECAY
9979	CLEAR CREEK YOUTH CAMP SITE	1960		OCCUPIED
02	TOTAL # OF BLDGS			
04	GRAND TOTAL # OF BLDGS			

## FACILITY CONDITION INDEX (FCI)

### GRAPH



FCI is the total cost of necessary building repairs and renewal divided by the current cost of replacing the building. Each building's FCI score reflects the current condition of the building: *good*, *fair*, *poor*, or *critical*. It is normal to see buildings in all stages of condition.

The graph on the left shows the FCI for each building at the CLEAR CREEK YOUTH CAMP SITE.

The percentages shown in the graph to the left were calculated using the figures in the report below.

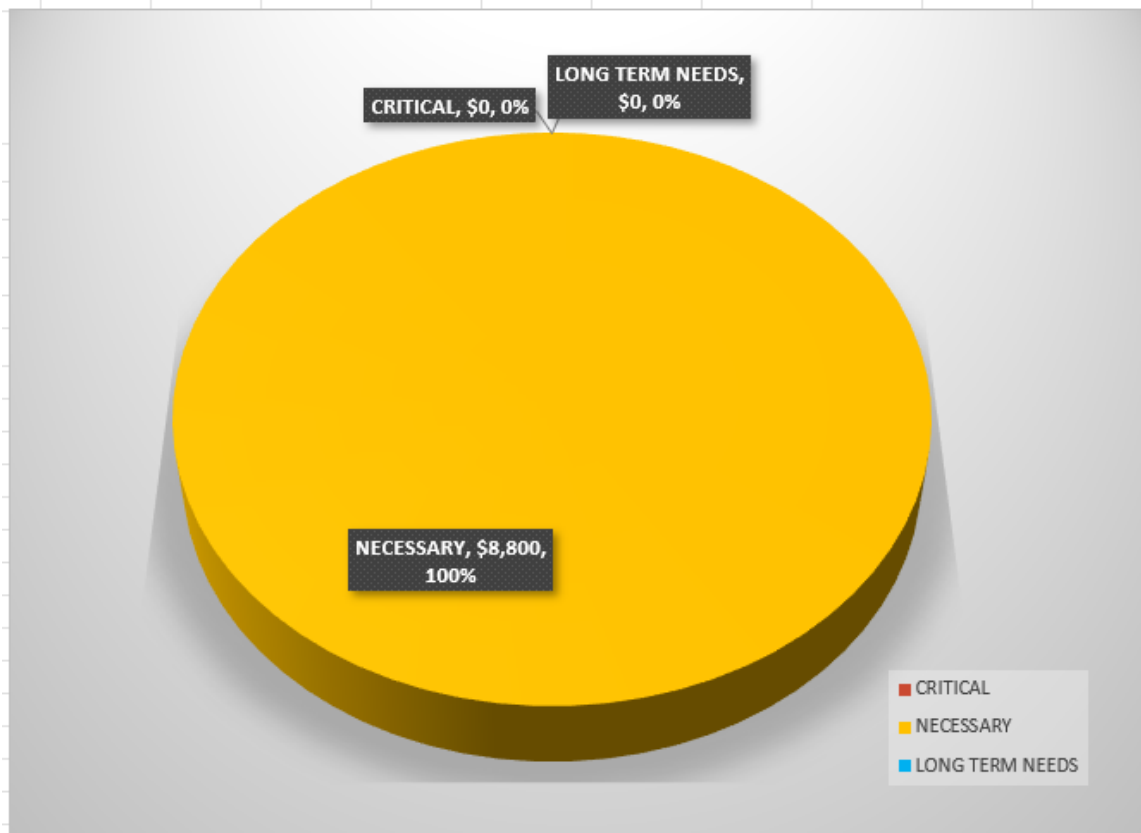


# DATA

SITE #: 9979

SURVEY DT	BLDG #	NAME	YR BUILT	SQ FT	PRIORITY CLASSES			PR CLASS	COST TO REPLACE	FCI
					CRITICAL (1) COST	NECESSARY (2) COST	LONG TERM (3) COST			
10/5/2023	1899	WELL HOUSE, 5700 FT.	1960	96	\$0	\$0	\$0	\$0	\$25,000	0%
10/5/2023	0709	WELL HOUSE	1960	96	\$0	\$6,900	\$0	\$6,900	\$25,000	28%
TOTALS:				192	\$0	\$6,900	\$0	\$6,900	\$50,000	14%

## COST BREAKDOWN BY PRIORITY



The percentages shown in the chart above were calculated using the figures in the PROJECTS BY PRIORITY section listed below. The chart above represents costs for the entire site.

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
1	Currently Critical	Immediate to 2
2	Necessary – Not Yet Critical	2 to 4
3	Long Term Needs	4 to 10

## PROJECTS BY PRIORITY

### PRIORITY 1 – CURRENTLY CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
-	-	-	-	0.00
				<b>\$0.00</b>

### PRIORITY 2 – NECESSARY, NOT YET CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
0709	0709EXT2	NEW	EXTERIOR FINISHES	1,900.00
0709	0709EXT3	NEW	ROOF REPLACEMENT	5,000.00
1899	1899EXT2	NEW	EXTERIOR FINISHES	1,900.00
				<b>\$8,800.00</b>

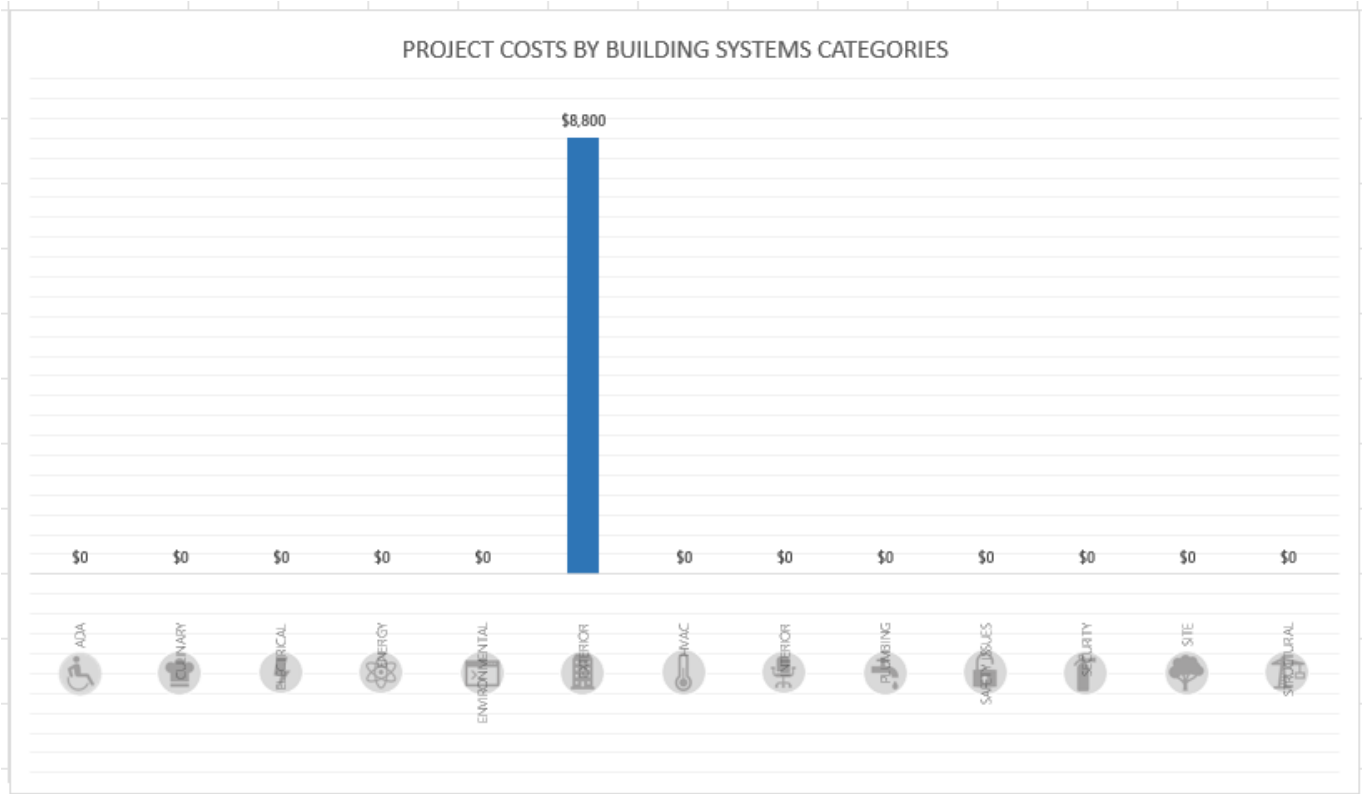
### PRIORITY 3 – LONG TERM NEEDS

BLDG #	PROJECT #	STATUS	DESC	COST
-	-	-	-	-
				<b>\$0.00</b>
<b>GRAND TOTAL</b>				<b>\$8,800.00</b>

## CONSTRUCTION PROJECT PORTFOLIO BY SITE/BUILDING

### DISCLAIMER

- The deficiencies outlined in this report were noted in a visual survey, they do not represent the cost of a complete facility renovation or routine maintenance costs.



9979 – CLEAR CREEK YOUTH CAMP SITE **OCCUPIED**

**FACILITY USAGE: SITE-GENERAL**

CONSTRUCTION TYPE		
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	- %	- %
OCCUPANCY TYPE	- %	- %

**STATISTICS**



BUILT	1960
AGE	64 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	-
FLOORS	-
BASEMENT?	No
LONGITUDE /LATITUDE	39.116850 / -119.817090
REPLACEMENT COST	-
COST PER SF	-
FACILITY CONDITION INDEX	0.00

Built in 1960, the Clear Creek Youth Camp was located west of Carson City, Nevada south of Highway 50. The camp site is approximately 120 acres. The camp was demolished in 2008 under CIP 07-C85. Three structures remain from the original 30 structures: Two are well houses to support existing water wells and one is located at the abandoned waste water treatment plant.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
-	-	-
-	-	-
TOTALS	-	-

0709 – WELL HOUSE **OCCUPIED**

**FACILITY USAGE: UTILITY-PUMP HOUSE/SHED**

CONSTRUCTION TYPE	V-N	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	-%
OCCUPANCY TYPE	100% U-1	-%

**STATISTICS**



BUILT	1960
AGE	64 yrs
ACQUIRED	1960
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	96
FLOORS	-
BASEMENT?	No
LONGITUDE /LATITUDE	39.115834 / -119.847350
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 260.00
FACILITY CONDITION INDEX	27.60

The well house is a wood frame structure with T-111 siding housing a well and pump. The roof is covered in roll roofing.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	2	\$ 6,900.00
-	-	-
<b>TOTALS</b>	<b>2</b>	<b>\$ 6,900.00</b>

## 0709 WELL HOUSE

PRIORITY	2 - Two to Four Years
STATUS	6/5/2024 <span style="background-color: #cccccc;">NEW</span>

PROJECT # 0709EXT2 - BUILDING EXTERIOR

### EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in poor 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.	96	Square Foot	\$ 1,900.00	\$ 20.00



## 0709 WELL HOUSE

PRIORITY	2 - Two to Four Years
STATUS	6/5/2024 <span style="background-color: #cccccc;">NEW</span>

PROJECT # 0709EXT3 - BUILDING EXTERIOR

### ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
Portions of the rolled asphalt composition roof on this building was missing and the balance 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 includes removal and disposal of the old roofing system.	1	Package	\$ 5,000.00	\$ 52.00





1899 – WELL HOUSE, 5700 FT. **OCCUPIED**

**FACILITY USAGE: UTILITY-PUMP HOUSE/SHED**

CONSTRUCTION TYPE		
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	-%
OCCUPANCY TYPE	-%	-%

**STATISTICS**



BUILT	1960
AGE	64 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	96
FLOORS	-
BASEMENT?	No
LONGITUDE /LATITUDE	39.116048 / -119.841259
REPLACEMENT COST	\$25,000.00
COST PER SF	\$ 260.00
FACILITY CONDITION INDEX	0.00

The building is a wood frame, T-111 sided structure housing a well and pump. The roof is covered with roll roofing.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$ 1900.00
-	-	-
<b>TOTALS</b>	<b>1</b>	<b>\$ 1900.00</b>

1899 WELL HOUSE, 5700 FT.

PRIORITY	2 - Two to Four Years
STATUS	6/5/2024 <span style="background-color: #cccccc;">NEW</span>

PROJECT # 1899EXT2 - BUILDING EXTERIOR

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in poor 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.	96	Square Foot	\$ 1900.00	\$ 20.00



1901 – SEWAGE BUILDING (VACANT) **ARRESTED DECAY**

**FACILITY USAGE: UTILITY-PUMP HOUSE/SHED**

CONSTRUCTION TYPE		
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	-%
OCCUPANCY TYPE	-%	-%

**STATISTICS**



BUILT	1960
AGE	64 yrs
ACQUIRED	1960
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	96
FLOORS	-
BASEMENT?	No
LONGITUDE /LATITUDE	39.113732 / -119.839651
REPLACEMENT COST	\$ 2,400.00
COST PER SF	\$ 25.00
FACILITY CONDITION INDEX	0.00

The building is a wood frame, T-111 sided shed used for storage. No projects will be written for this building due to the lack of building value (both physical value and serves no purpose) compared to the cost to maintain.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
-	-	-
-	-	-
<b>TOTALS</b>	-	-

## APPENDICES

### APPENDIX A – PROJECT IDENTIFICATION (ID) CATEGORIES

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

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

Example: 9999ADA1 and 9999HVA2

### BUILDING MANAGEMENT CATEGORIES

FIGURE 3.



## APPENDIX B – MAINTENANCE PROJECTS AND COST ESTIMATES

### DISCLAIMER

4. The actual overall project costs will vary from those reported after the final scope and budgets are developed.
5. This report provides estimated hard costs (construction) and excludes soft costs (project) such as consultant fees, permit fees, and FF&E (furniture, fixtures, equipment).
6. Materials and costs noted here may be affected by new methods of construction, agency projects, and individual projects, as well as pending and proposed Capital Improvement Projects (CIP).

### MAINTENANCE PROJECTS

- Electrical
- Plumbing
- HVAC
- Painting or remodeling
- Flooring and asphalt
- Fire Alarm

### EXCLUDED

- Furniture
- Program issues
- Space change
- Telecommunications
- Unidentified costs
- Window treatments
- Routine maintenance



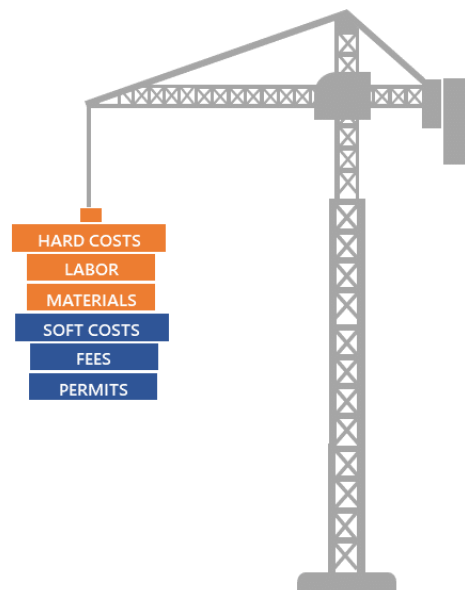
### CURRENT CONSTRUCTION PROJECT COST ESTIMATES (Hard Costs)

Cost estimates are derived from:

- RSMeans Cost Estimating Guide
- Comparable SPWD construction projects
- Contractor pricing, which includes:
  - Labor
  - Location factors
  - Materials
  - Profit
  - Overhead

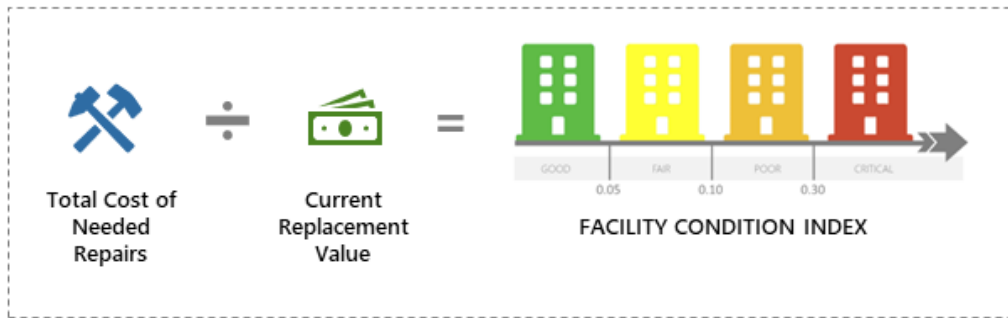
### EXCLUDED – (Soft Costs)

- Project design costs, such as:
  - Project design fees
  - Construction management
  - Special testing and inspections
  - Inflation
  - Permit fees



## APPENDIX C – FACILITY CONDITION INDEX

The calculation is the total cost of needed building repairs divided by the current cost of replacing the building (Wikipedia, n.d.).



**Buildings with an index greater than .50 or 50% are recommended for complete replacement.**

EXAMPLE – BUILDING NEEDS THE FOLLOWING REPAIRS:

### Priority 1 Currently Critical – Immediate to Two Years

ARC FLASH and ELECTRICAL COORDINATION STUDY	\$20,000
DOMESTIC WATER BOILER REPLACEMENT	\$316,700
FIRE ALARM SYSTEM UPGRADE	\$403,700
SEISMIC GAS SHUT-OFF VALVE INSTALLATION	\$6,300
<b>TOTAL</b>	<b>\$746,700</b>

### Priority 2 Necessary – Not Yet Critical – Two to Four Years

CULINARY REFRIGERATION REPLACEMENT	\$800,000
HVAC EQUIPMENT REPLACEMENT	\$545,800
RESTROOM & SHOWER UPGRADE	\$605,100
<b>TOTAL</b>	<b>\$1,950,900</b>

### Priority 3 Long Term Needs – Four to Ten Years

EXTERIOR FINISHES	\$50,000
INTERIOR FINISHES	\$50,000
FLOORING REPLACEMENT	\$150,000
<b>TOTAL</b>	<b>\$200,000</b>



GRAND TOTAL COST OF NEEDED REPAIRS

**\$2,897,600**



CURRENT REPLACEMENT VALUE

DIVIDED BY  
**\$11,540,000**

=



**0.25 POOR**

## APPENDIX D – PROJECT PRIORITY CLASSIFICATIONS

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
1	Currently Critical	Immediate to 2
	Projects in this category require immediate action to: <ul style="list-style-type: none"> <li>• Return a facility to normal operations</li> <li>• Stop accelerated deterioration</li> <li>• Address fire and life safety hazards</li> <li>• Address an ADA requirement</li> </ul>	

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
2	Necessary – Not Yet Critical	2 to 4
	Projects in this category require preemptive attention to avoid deterioration, downtime and increased costs.	

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
3	Long Term Needs	4 to 10
	Projects in this category include building systems (e.g., HVAC, electrical, life safety) with a life cycle to assist in future CIP funding, such as: <ul style="list-style-type: none"> <li>• Investment planning</li> <li>• Functional improvements</li> <li>• Lower priority</li> </ul>	

## APPENDIX E – REFERENCES

Legislature, N. S. (2022). NRS 341.128. Retrieved from Leg.state.nv.us:  
<https://www.leg.state.nv.us/nrs/nrs-341.html#NRS341Sec128>

Wikipedia. (n.d.). Facility Condition Index (FCI). Retrieved 2022, from Wikipedia The Free Encyclopedia: [https://en.wikipedia.org/wiki/Facility\\_condition\\_index](https://en.wikipedia.org/wiki/Facility_condition_index)



## APPENDIX F – REPORT DISTRIBUTION

### DIVISIONAL CONTACTS

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GFO	BUDGET	EXEC BR BGT OFF 1
DCNR	LANDS	DIV ADMIN
DCNR	LANDS	DEP DIV ADMIN
DCNR	LANDS	STATE LAND AGT 4
LEG	LCB	SR PGM ANLST
LEG	LCB	PRINC PGM ANLST
ADMIN	RISK MGT	DIV ADMIN
ADMIN	RISK MGT	INS / LOSS PREV SPEC
ADMIN	RISK MGT	PGM OFF 1
ADMIN	RISK MGT	MA 4
ADMIN	RISK MGT	SFTY SPEC CONSULT

## APPENDIX G – FCA TEAM CONTACT INFORMATION

### DISCLAIMER

1. The report was prepared by the SPWD under the authority of NRS 341.128 for use as a planning resource.

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## APPENDIX H – REVISION HISTORY

VERSION	DATE	AMMENDMENT
0	6/17/2024	Initial.