State of Nevada
Buildings and Grounds Division
Clear Creek Youth Center
Facility Condition Analysis

CLEAR CREEK YOUTH CENTER
Carson City, NV

SITE NUMBER: 9979

FACILITY CONDITION ANALYSIS

Revised Report Printed in March 2005
State of Nevada  
Buildings and Grounds Division  
Clear Creek Youth Center  
Facility Condition Analysis  
The Facility Condition Analysis Program was created under the authority found in NRS 341.201.  
The State Public Works Board 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 SPWB 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 Board 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 .60 or 60% 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.
<table>
<thead>
<tr>
<th>Index #</th>
<th>Building Name</th>
<th>Sq. Feet</th>
<th>Yr. Built</th>
<th>Survey Date</th>
<th>Cost to Repair: P1</th>
<th>Cost to Repair: P2</th>
<th>Cost to Repair: P3</th>
<th>Total Cost to Repair</th>
<th>Cost to Replace</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>1901</td>
<td>SEWAGE BUILDING</td>
<td>96</td>
<td>1960</td>
<td>2/14/2005</td>
<td>$0</td>
<td>$0</td>
<td>$500</td>
<td>$500</td>
<td>$2,400</td>
<td>21%</td>
</tr>
<tr>
<td>9979</td>
<td>CLEAR CREEK YOUTH CAMP SITE</td>
<td>1960</td>
<td>2/14/2005</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>1899</td>
<td>WELL HOUSE, 5700 FT.</td>
<td>96</td>
<td>1960</td>
<td>2/14/2005</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$4,800</td>
<td></td>
</tr>
<tr>
<td>0709</td>
<td>WELL HOUSE</td>
<td>96</td>
<td>1960</td>
<td>2/14/2005</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$4,800</td>
<td></td>
</tr>
</tbody>
</table>

**Report Totals.............:**  288  

|                     | $0 | $0 | $500 | $500 | $12,000 | 4% |

## Table of Contents

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLEAR CREEK YOUTH CAMP SITE</td>
<td>9979</td>
<td>No Current Projects</td>
</tr>
<tr>
<td>SEWAGE BUILDING</td>
<td>1901</td>
<td></td>
</tr>
<tr>
<td>WELL HOUSE, 5700 FT.</td>
<td>1899</td>
<td>No Current Projects</td>
</tr>
<tr>
<td>WELL HOUSE</td>
<td>0709</td>
<td>No Current Projects</td>
</tr>
</tbody>
</table>
SEWAGE BUILDING
BUILDING REPORT

The building is a wood frame, T-111 sided shed used for storage.

**PRIORITIZED CLASS 3 PROJECTS**

Total Construction Cost for Priority 3 Projects: $500

**Long-Term Needs**

**Four to Ten Years**

**EXTERIOR FINISHES**

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.

**BUILDING INFORMATION:**

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>96</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1960</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 # PAINTED WOOD SI</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>#</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>Basement? No</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>#</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>#</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>#</td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td>#</td>
</tr>
<tr>
<td>Percent Fire Supressed:</td>
<td>#</td>
</tr>
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</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$5.21</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$0</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$2,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$500</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$25</td>
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<tr>
<td>Grand Total:</td>
<td>$500</td>
<td>FCNI:</td>
<td>25%</td>
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</table>

**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

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 341.201 by the State Public Works Board and should be utilized as a planning level document.

**REPORT DEVELOPMENT:**

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