

State of Nevada
Department of Health & Human Services
Division of Mental Health and Developmental Services
Sierra Regional Center
Facility Condition Analysis

SIERRA REGIONAL CENTER

605 South 21st Street
Sparks, Nevada 89431

Site Number: 9981
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report Printed in April 2013

State of Nevada
Department of Health & Human Services
Division of Mental Health and Developmental Services
Sierra Regional Center
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The Facility Condition Analysis Program was created under the authority found in NRS 341.201. 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: 9981

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0345	MAINTENANCE SHOP 2	720	1988	6/21/2012	\$0	\$32,770	\$0	\$32,770	\$36,000	91%
	605 South 21st Street Sparks									
0320	SRC ICF/MR DUAL DIAGNOSIS BLDG #345	2428	1990	6/21/2012	\$106,000	\$70,200	\$31,564	\$207,764	\$728,400	29%
	605 South 21st. Street Sparks									
0516	SRC ICF/MR DUAL DIAGNOSIS, BUILDING #335	2428	1990	6/21/2012	\$106,000	\$68,400	\$31,564	\$205,964	\$728,400	28%
	605 South 21st. Street Sparks									
0324	SRC ICF/MR, BLDG #603, 2 6-BED HOME	3444	1979	6/21/2012	\$89,363	\$168,190	\$33,625	\$291,178	\$1,033,200	28%
	605 South 21st. Street Sparks									
1955	SRC ICF/MR DUAL DIAGNOSIS, BUILDING #325	2428	1990	6/21/2012	\$99,000	\$82,240	\$19,424	\$200,664	\$728,400	28%
	605 South 21st St. Sparks									
2691	SRC MAINTENANCE SHOP	600	0	6/21/2012	\$0	\$7,600	\$0	\$7,600	\$30,000	25%
	605 South 21st Street Sparks									
0517	SRC ADMINISTRATION, BLDG #605	7117	1979	6/21/2012	\$21,750	\$387,399	\$0	\$409,149	\$2,135,100	19%
	605 South 21st. Street Sparks									
0325	SRC BLDG #604, ICF/MR 2 6-BED HOME	4829	1981	6/21/2012	\$85,500	\$135,935	\$0	\$221,435	\$1,448,700	15%
	605 South 21st Street Sparks									
1956	SOUTH STORAGE AT BUILDING 600-601	348	1970	6/21/2012	\$0	\$1,740	\$0	\$1,740	\$17,400	10%
	605 South 21 Street Sparks									
0994	WEST STORAGE AT BLDG 600-601	360	1970	6/21/2012	\$0	\$3,600	\$0	\$3,600	\$36,000	10%
	605 South 21st Street Sparks									
2060	EAST STORAGE AT BUILDING 600-601	288	1970	6/21/2012	\$0	\$1,440	\$1,440	\$2,880	\$28,800	10%
	605 South 21st Street Sparks									
2693	WEST STORAGE #2	264	2003	6/21/2012	\$0	\$0	\$1,320	\$1,320	\$13,200	10%
	605 South 21st. Street Sparks									
0322	SRC TRAINING & ADMIN, BLDG #600-601	13386	1970	6/21/2012	\$88,180	\$214,930	\$66,930	\$370,040	\$4,015,800	9%
	605 South 21st Street Sparks									
0518	SRC ICF/MR 6-BED HOME BUILDING #606	4829	1981	6/21/2012	\$9,000	\$111,335	\$0	\$120,335	\$1,448,700	8%
	605 South 21st. Street Sparks									
0323	SRC ICF/MR, BLDG #602, 6-BED HOME	6725	1979	6/21/2012	\$75,972	\$55,690	\$17,220	\$148,882	\$2,017,500	7%
	605 South 21st. Street Sparks									
2692	SRC STORAGE BUILDING	80	0	6/21/2012	\$0	\$80	\$0	\$80	\$2,000	4%
	605 South 21st Street Sparks									

Site number: 9981

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
1957	SRC ICF/MR 6-BED HOME,BLDG #16(VACANT) 605 South 21st. Street Sparks	1618	1963	6/21/2012	\$0	\$16,180	\$0	\$16,180	\$485,400	3%
0346	SRC ICF/MR 6-BED HOME, BLDG #17(VACANT) 480 Galletti Way #17 Sparks	1618	1963	6/21/2012	\$0	\$16,180	\$0	\$16,180	\$485,400	3%
0344	SRC MR GROUP CARE HOME, BLDG #18(VACANT) 480 Galletti Way #18 Sparks	1618	1963	6/21/2012	\$0	\$16,180	\$0	\$16,180	\$485,400	3%
9981	SIERRA REGIONAL CENTER SITE 605 South 21st. Street Sparks			6/21/2012	\$42,500	\$483,500	\$0	\$526,000		0%
Report Totals.....:		55,128			\$723,265	\$1,873,589	\$203,087	\$2,799,941	\$15,903,800	18%

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SRC BLDG #604, ICF/MR 2 6-BED HOME	0325
SRC ICF/MR, BLDG #603, 2 6-BED HOME	0324
SRC ICF/MR, BLDG #602, 6-BED HOME	0323
SRC TRAINING & ADMIN, BLDG #600-601	0322
SRC ICF/MR DUAL DIAGNOSIS BLDG #345	0320

SIERRA REGIONAL CENTER SITE

SPWB Facility Condition Analysis - 9981

Survey Date: 6/21/2012

SIERRA REGIONAL CENTER SITE**BUILDING REPORT**

The Sierra Regional Center (SRC) provides services to people with developmental disabilities and their families who live in Washoe County. The site is comprised of 19 structures; paved parking and walkways as well as some turf and shrubbery in the southeast corner of this +/- 100 acre State owned property. The site has city water and sewer service as well as natural gas and electrical service. There are several designated ADA accessible parking spaces scattered around the site as well as AC and PC concrete paved walkways. There are several damaged walkway surfaces and curbs at the site and some ADA route of travel issues due to cross slopes or damaged concrete.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$42,500****Currently Critical****Immediate to Two Years****ADA SIGNAGE****Project Index #: 9981ADA1****Construction Cost \$5,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. This project would provide funding for purchase and installation of ADA signage including updated parking signage and directional signage from the accessible parking spaces to accessible building entrances. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

ADA SITE UPGRADES**Project Index #: 9981ADA2****Construction Cost \$12,500**

Many sidewalk sections serving the buildings and parking areas are deteriorated and failing. In some areas the concrete is spalling considerably and other areas are heaving and settling due to either expansive soils or tree roots. This project addresses removal and replacement of existing sidewalks as needed. 1,250 SF of 4" thick concrete sidewalk was used for this estimate. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

BACKFLOW PREVENTION**Project Index #: 9981ENV1****Construction Cost \$25,000**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of backsiphonage or backpressure. Building #600-601 does not have any type of backflow prevention between the water main and the building. This project provides for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$483,500****Necessary - Not Yet Critical****Two to Four Years****CRACK FILL & SEAL ASPHALT PAVING****Project Index #: 9981SIT2****Construction Cost \$90,000**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads and parking areas. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 150,000 square feet of asphalt area was used to generate this estimate.

DIRECT DIGITAL CONTROL SYSTEM FOR HVAC SYSTEMS**Project Index #: 9981HVA1****Construction Cost \$250,000**

Presently the site has no direct digital control (DDC) supervisory control or automated energy management control programs. Future HVAC considerations should include installation of appropriate hardware to connect any new buildings to the campus energy management network while maintaining local control logic. The new system should allow starting of equipment, monitoring of status, monitoring of space temperatures, monitoring and control of hot and chilled water temperatures, and similar typical centrally controlled elements. Detailed control of the individual elements of the buildings systems can yield tremendous benefits based upon the reported operating hours coupled with varying occupancy loads. The system should include a microprocessor control center which monitors and manages all components of the building HVAC system. The system should also have the capability of controlling other building systems (such as lighting, alarms, etc.) and of communicating with the central management system for the campus. This project or a portion thereof was previously recommended in the FCA report dated 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

EXTERIOR SOLAR SITE LIGHTING UPGRADE**Project Index #: 9981SIT3****Construction Cost \$58,500**

There are nine existing light poles around the site. The poles are rusted and damaged and are reaching the end of their expected life and the original fixtures have been repaired as needed by the maintenance staff because parts are no longer available. This project would provide for the installation of 12 solar powered LED exterior light fixtures, 20 foot tall poles and 30" diameter raised concrete bases. This installation will eliminate the need for trenching and electrical connections.

PLUMBING UPGRADES**Project Index #: 9981PLM2****Construction Cost \$85,000**

The domestic and irrigation water lines do not currently have separate meters to report usage. The City of Sparks calculates their sewer fees based on the amount of water used, but the meter is currently reporting domestic water and irrigation water. The fee should be based on only the domestic water use. This project would provide for installation of water meters on each building which will report domestic use separately from irrigation. The 2013 CIP includes a project to do this work.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$42,500
Priority Class 2:	\$483,500
Priority Class 3:	\$0
Grand Total:	\$526,000

WEST STORAGE #2

SPWB Facility Condition Analysis - 2693

Survey Date: 6/21/2012

WEST STORAGE #2**BUILDING REPORT**

The West Storage #2 building is a wood framed structure with T1-11 siding, asphalt composition roofing on a concrete slab-on-grade. It is located on the west side of building 601. The general purpose of the building is for office file storage. The overall condition of the building is good.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,320****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2693EXT2****Construction Cost \$1,320**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 264****Year Constructed: 2003****Exterior Finish 1: 100 % Painted Wood Siding****Exterior Finish 2: 0 %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % S-2****IBC Occupancy Type 2: 0 %****Construction Type: Wood Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$13,000
Priority Class 3:	\$1,320	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$1,320	FCNI:	10%

SRC STORAGE BUILDING

SPWB Facility Condition Analysis - 2692

Survey Date: 6/21/2012

SRC STORAGE BUILDING BUILDING REPORT

The Storage building is a prefabricated metal storage building located next to building index number 2693, West Storage. The small structure is used for the storage of general supplies. The building is in fair shape.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$80

Necessary - Not Yet Critical

Two to Four Years

EXTERIOR FINISHES

Project Index #: 2692EXT1

Construction Cost \$80

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 80

Year Constructed: 0

Exterior Finish 1: 100 % Metal Siding

Exterior Finish 2: 0 %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % U

IBC Occupancy Type 2: 0 %

Construction Type: Prefabricated Metal Building

IBC Construction Type: V-B

Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$1.00
Priority Class 2:	\$80	Total Facility Replacement Construction Cost:	\$2,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$80	FCNI:	4%

SRC MAINTENANCE SHOP

SPWB Facility Condition Analysis - 2691

Survey Date: 6/21/2012

**SRC MAINTENANCE SHOP
BUILDING REPORT**

The Maintenance Shop is a concrete masonry unit (CMU) and wood framed structure on a concrete slab-on-grade. It was built in an area that formally was a courtyard. The north and west walls are constructed with CMU about four feet high with wood framed walls making up the rest of the framing. The facility is used for maintenance activities at SRC. The building is in fair shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$7,600****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENTS****Project Index #: 2691EXT2****Construction Cost \$2,500**

The exterior wood man door and sliding barn door appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement of the wood doors with new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

EXTERIOR FINISHES**Project Index #: 2691EXT1****Construction Cost \$3,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

INSTALL BUILDING INSULATION**Project Index #: 2691INT1****Construction Cost \$2,100**

This building has no insulation. The temperature extremes create an uncomfortable work environment and are contributing to accelerated decay of the maintenance equipment and supplies. This project will install batt insulation in the walls and ceiling to help moderate temperature fluctuations. It may be possible to use a foamed-in system to fill the cavities where applicable; costs are similar to the batt insulation provided for in this project.

BUILDING INFORMATION:

Gross Area (square feet): 600
Year Constructed: 0
Exterior Finish 1: 75 % Painted Wood Siding
Exterior Finish 2: 25 % Painted CMU
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-2
IBC Occupancy Type 2: 0 %
Construction Type: Concrete Masonry and Wood Framing
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$12.67
Priority Class 2:	\$7,600	Total Facility Replacement Construction Cost:	\$30,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$7,600	FCNI:	25%

EAST STORAGE AT BUILDING 600-601

BUILDING REPORT

The East Storage Building is located east of Building 601. It is a wood framed structure with an asphalt composition roof on a concrete slab-on-grade. The building used to be a gazebo and was enclosed to provide much needed storage.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$1,440**
Necessary - Not Yet Critical **Two to Four Years**

INTERIOR FINISHES

Project Index #: 2060INT1
Construction Cost \$1,440

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

This project or a portion thereof was previously recommended in the FCA report dated 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$1,440**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 2060EXT2
Construction Cost \$1,440

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 288
Year Constructed: 1970
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-2
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:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$1,440	Total Facility Replacement Construction Cost:	\$29,000
Priority Class 3:	\$1,440	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$2,880	FCNI:	10%

SRC ICF/MR 6-BED HOME,BLDG #16(VACANT)

SPWB Facility Condition Analysis - 1957

Survey Date: 6/21/2012

SRC ICF/MR 6-BED HOME,BLDG #16(VACANT)**BUILDING REPORT**

The SRC ICF/MR 6-bed Home, Bldg #16 is a wood framed two story structure covered by board and batten wood siding on a concrete foundation. The roof is asphalt composition shingles, windows are double pane, and there is a fire sprinkler system located in the living area. The floor coverings are carpet and linoleum and are in poor condition. The overall condition of this home is poor and it is not ADA compliant. This residence is being assigned as a designated ADA residential home for the purposes of providing required accessible living quarters for the developmentally disabled. There will be projects recommended in the report to provide required upgrades for compliance along with a structural assessment project which may impact the proposed projects for this facility. During the survey of 2012, the facility has been vacated and is boarded up.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$16,180****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1957EXT3****DEMOLISH STRUCTURE****Construction Cost \$16,180**

The building contains numerous code and safety issues including but not limited to rodent infestation, broken windows, broken or missing electrical fixtures, dry rot and possible structural damage due to the age. The building is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the building.

BUILDING INFORMATION:**Gross Area (square feet): 1,618****Year Constructed: 1963****Exterior Finish 1: 100 % Painted Wood Siding****Exterior Finish 2: %****Number of Levels (Floors): 2 Basement? No****IBC Occupancy Type 1: 100 % R-4****IBC Occupancy Type 2: %****Construction Type: Wood Framing and Concrete****IBC Construction Type: V-B****Percent Fire Suppressed: 100 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$16,180	Total Facility Replacement Construction Cost:	\$485,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$16,180	FCNI:	3%

SOUTH STORAGE AT BUILDING 600-601

SPWB Facility Condition Analysis - 1956

Survey Date: 6/21/2012

SOUTH STORAGE AT BUILDING 600-601**BUILDING REPORT**

The South Storage Building is located south of Building 601. It is a wood framed structure with an asphalt composition roof on a concrete slab-on-grade. The building used to be a gazebo and was enclosed to provide much needed storage.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,740****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1956EXT2****Construction Cost \$1,740****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 348****Year Constructed: 1970****Exterior Finish 1: 100 % Painted Wood Siding****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % S-2****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:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$1,740	Total Facility Replacement Construction Cost:	\$17,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$1,740	FCNI:	10%

SRC ICF/MR DUAL DIAGNOSIS, BUILDING #325

SPWB Facility Condition Analysis - 1955

Survey Date: 6/21/2012

SRC ICF/MR DUAL DIAGNOSIS, BUILDING #325**BUILDING REPORT**

The SRC ICF/MR Dual Diagnosis, Building #325 is a wood framed structure covered by stucco on a concrete foundation. It has a mission style tile roof. The facility provides in-patient residential care and housing for the developmentally disabled. The facility has a fire alarm and sprinkler system but is not fully ADA accessible. The heating and cooling is provided by two gas fired furnaces and two exterior mounted AC units.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$99,000****Currently Critical****Immediate to Two Years****ADA DOOR HARDWARE REPLACEMENT****Project Index #: 1955ADA2****Construction Cost \$14,000**

The operable parts on the interior doors are round knobs which do not comply with ADA requirements. Section 309.4 of the ADA Standards for Accessible Design states that operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. It is recommended that compliant hardware be installed in this building to meet these guidelines.

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

ADA RESTROOM REMODEL**Project Index #: 1955ADA4****Construction Cost \$75,000**

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of all 5 restrooms is necessary. This project would provide funding for construction of five unisex accessible restrooms. These items may include new sinks, toilets, hardware, mirrors, fixtures, flooring, paint and demolition and construction of walls. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

ADA SIGNAGE**Project Index #: 1955ADA3****Construction Cost \$1,500**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

EXIT SIGN & EGRESS LIGHTING UPGRADE**Project Index #: 1955SFT1****Construction Cost \$8,500**

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

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$82,240****Necessary - Not Yet Critical****Two to Four Years****EXHAUST FAN REPLACEMENT****Project Index #: 1955HVA1****Construction Cost \$4,500**

The existing exhaust fans that serve restroom and shower areas are original equipment and are not providing adequate ventilation. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including connections to utilities.

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

EXTERIOR FINISHES**Project Index #: 1955EXT1****Construction Cost \$24,280**

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

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

HVAC UPGRADE**Project Index #: 1955ENR1****Construction Cost \$36,420**

The existing HVAC system consists of natural gas fired furnaces and split system air conditioning units. This equipment is original to the building, has required excessive maintenance in recent years and replacement parts are no longer available. This project would provide for replacing the existing equipment with new energy efficient equipment. The current design does not provide return air ducting from the sleeping rooms. This issue should be analyzed by the mechanical engineer to determine whether these returns should be installed. The new system shall be designed to significantly reduce electrical and natural gas usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

INTERIOR FINISHES**Project Index #: 1955INT1****Construction Cost \$12,140**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

JANITORS CLOSET REPAIRS**Project Index #: 1955INT4****Construction Cost \$2,500**

The mop sink in the Janitors Closet has reached the end of its expected life and the adjacent gypsum board walls are showing signs of water damage. This project would provide for replacement of the sink and faucet and fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

Project Index #: 1955INT3
Construction Cost \$2,400

KITCHEN COUNTERTOP REPLACEMENT

The countertops in the kitchen are showing signs of wear and tear particularly at the Formica edges and corners. The countertops are delaminating and failing. This project recommends the replacement of the existing damaged countertops with heavy duty, quality finishes. This project would provide funding for the removal and replacement of the countertops. This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$19,424**
Long-Term Needs **Four to Ten Years**

Project Index #: 1955INT6
Construction Cost \$19,424

FLOORING REPLACEMENT

The painted concrete and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be repaired or replaced. This project would provide for stripping and re-painting the concrete with an elastomeric or other water resistant paint and removal and disposal of the carpet and installation of heavy duty commercial grade carpet in the next 4-5 years.

BUILDING INFORMATION:

Gross Area (square feet): 2,428
Year Constructed: 1990
Exterior Finish 1: 100 % Painted Stucco
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % R-4
IBC Occupancy Type 2: %
Construction Type: Wood Framing and Stucco
IBC Construction Type: V-N
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$99,000	Project Construction Cost per Square Foot:	\$82.65
Priority Class 2:	\$82,240	Total Facility Replacement Construction Cost:	\$728,000
Priority Class 3:	\$19,424	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$200,664	FCNI:	28%

WEST STORAGE AT BLDG 600-601 BUILDING REPORT

The West Storage Building is located west of Building 601. It is a wood framed structure with an asphalt composition roof on a concrete slab-on-grade. The building used to be a gazebo and was enclosed to provide much needed storage. The facility is in good shape.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$3,600**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

Project Index #: 0994EXT2
Construction Cost \$1,800

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

Project Index #: 0994INT1
Construction Cost \$1,800

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.

BUILDING INFORMATION:

Gross Area (square feet): 360
Year Constructed: 1970
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 **Basement? No**
IBC Occupancy Type 1: 100 % S-2
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:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$3,600	Total Facility Replacement Construction Cost:	\$36,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$3,600	FCNI:	10%

SRC ICF/MR 6-BED HOME BUILDING #606
BUILDING REPORT

The SRC ICF/MR 2 6 Bed Home, Building #606 is a wood framed structure covered by stucco on a concrete foundation. It has a mission style tile roof. The facility provides in-patient residential care and housing for the developmentally disabled. The facility has a fire alarm and sprinkler system but is not fully ADA accessible. The heating and cooling is provided by two gas fired furnaces and two exterior mounted AC units.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$9,000**
Currently Critical **Immediate to Two Years**

ADA DOOR HARDWARE REPLACEMENT **Project Index #: 0518ADA2**
Construction Cost \$7,500

The operable parts on the interior doors are round knobs which do not comply with ADA requirements. Section 309.4 of the ADA Standards for Accessible Design states that operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. It is recommended that compliant hardware be installed in this building to meet these guidelines.

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

ADA SIGNAGE **Project Index #: 0518ADA3**
Construction Cost \$1,500

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$111,335**
Necessary - Not Yet Critical **Two to Four Years**

AIR CONDITIONER REMOVAL **Project Index #: 0518HVA1**
Construction Cost \$500

The utility room near the front entrance has a small air conditioner in it that is not installed correctly. The air intake has been punched through the exterior wall and does not meet code for proper installation. It is recommended to remove the air conditioner.

CARPET REPLACEMENT **Project Index #: 0518INT1**
Construction Cost \$31,500

The carpet in the building is showing signs of extreme wear and should be scheduled for replacement. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 2-3 years.

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

Project Index #: 0518EXT1
Construction Cost \$48,290

EXTERIOR FINISHES

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

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

Project Index #: 0518INT3
Construction Cost \$24,145

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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0518INT4
Construction Cost \$1,400

JANITORS CLOSET REPAIRS

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

Project Index #: 0518SIT1
Construction Cost \$3,000

REMOVE SHRUBS AND TREES

There are several shrubs and trees that are in need of removal or trimming to prevent damage to the structure and to prevent injuries. The shrubs and trees are scratching the exterior finishes and the roots are damaging the foundation. The shrubs at the front entrance are encroaching on the walkway and can scratch people walking into the building. This project would provide for the trimming and/ or removal of the shrubs and trees near the building and along the entrance walkway.

Project Index #: 0518PLM1
Construction Cost \$2,500

WATER HEATER REPLACEMENT

There is a 75 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

BUILDING INFORMATION:

Gross Area (square feet): 4,829
Year Constructed: 1981
Exterior Finish 1: 100 % Painted Stucco
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % R-4
IBC Occupancy Type 2: %
Construction Type: Wood and Concrete Framing
IBC Construction Type: V-B
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$9,000	Project Construction Cost per Square Foot:	\$24.92
Priority Class 2:	\$111,335	Total Facility Replacement Construction Cost:	\$1,449,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$120,335	FCNI:	8%

SRC ADMINISTRATION, BLDG #605
BUILDING REPORT

The SRC Administration, Bldg #605 is a wood framed structure with a mix of stucco, wood and brick masonry siding, asphalt composition roof on a concrete slab-on-grade foundation. The mostly ADA compliant facility contains administrative and support offices for the Sierra Regional Center campus. Heating and cooling is provided by 4 gas fired forced air units and 4 exterior mounted AC units and the facility has a fire alarm and sprinkler system.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$21,750**
Currently Critical **Immediate to Two Years**

ADA DOOR HARDWARE REPLACEMENT

Project Index #: 0517ADA2
Construction Cost \$18,750

The operable parts on the interior doors are round knobs which do not comply with ADA requirements. Section 309.4 of the ADA Standards for Accessible Design states that operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. It is recommended that compliant hardware be installed in this building to meet these guidelines.

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

ADA SIGNAGE

Project Index #: 0517ADA1
Construction Cost \$3,000

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$387,399**
Necessary - Not Yet Critical **Two to Four Years**

AIR CONDITIONER REPLACEMENT

Project Index #: 0517ENR1
Construction Cost \$6,000

Two of the four air conditioners on the west side of the building are older and have reached the end of their useful and expected life. This project would provide for two new split system air conditioners to be installed including all required connections to utilities. The new units shall be designed to significantly reduce electrical usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

CARPET REPLACEMENT

Project Index #: 0517INT3
Construction Cost \$45,500

The carpet in the building is showing signs of extreme wear and should be scheduled for replacement. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 2-3 years.

ELECTRICAL AND COMMUNICATIONS UPGRADE

Project Index #: 0517ELE2

Construction Cost \$177,925

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

EXTERIOR FINISHES

Project Index #: 0517EXT1

Construction Cost \$35,585

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

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

INTERIOR FINISHES

Project Index #: 0517INT1

Construction Cost \$35,585

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

JANITORS CLOSET REPAIRS

Project Index #: 0517INT4

Construction Cost \$1,400

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

ROOFING REPLACEMENT

Project Index #: 0517EXT3

Construction Cost \$85,404

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

BUILDING INFORMATION:

Gross Area (square feet): 7,117
Year Constructed: 1979
Exterior Finish 1: 90 % Painted Stucco
Exterior Finish 2: 10 % Brick Masonry
Number of Levels (Floors): 1 **Basement?** No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$21,750	Project Construction Cost per Square Foot:	\$57.49
Priority Class 2:	\$387,399	Total Facility Replacement Construction Cost:	\$2,135,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$409,149	FCNI:	19%

SRC ICF/MR DUAL DIAGNOSIS, BUILDING #335

SPWB Facility Condition Analysis - 0516

Survey Date: 6/21/2012

SRC ICF/MR DUAL DIAGNOSIS, BUILDING #335**BUILDING REPORT**

The SCR ICF/MR Dual Diagnosis, Building #335 is a wood framed structure covered by stucco on a concrete foundation. It has a mission style tile roof. The facility provides in-patient residential care and housing for the developmentally disabled. The facility has a fire alarm and sprinkler system but is not fully ADA accessible. The heating and cooling is provided by two gas fired furnaces and two exterior mounted AC units.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$106,000****Currently Critical****Immediate to Two Years****ADA DOOR HARDWARE REPLACEMENT****Project Index #: 0516ADA2****Construction Cost \$21,000**

The operable parts on the interior doors are round knobs which do not comply with ADA requirements. Section 309.4 of the ADA Standards for Accessible Design states that operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. It is recommended that compliant hardware be installed in this building to meet these guidelines.

This project or a portion thereof was previously recommended in the FCA reports dated 11/04/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

ADA RESTROOM REMODEL**Project Index #: 0516ADA4****Construction Cost \$75,000**

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of all 5 restrooms is necessary. This project would provide funding for construction of five unisex accessible restrooms. These items may include new sinks, toilets, hardware, mirrors, fixtures, flooring, paint and demolition and construction of walls. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

ADA SIGNAGE**Project Index #: 0516ADA3****Construction Cost \$1,500**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

EXIT SIGN & EGRESS LIGHTING UPGRADE**Project Index #: 0516SFT1****Construction Cost \$8,500**

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

This project or a portion thereof was previously recommended in the FCA reports dated 11/04/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$68,400****Necessary - Not Yet Critical****Two to Four Years****EXHAUST FAN REPLACEMENT****Project Index #: 0516HVA1****Construction Cost \$4,500**

The existing exhaust fans that serve restroom and shower areas are original equipment and are not providing adequate ventilation. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including connections to utilities.

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

EXTERIOR FINISHES**Project Index #: 0516EXT1****Construction Cost \$22,480**

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

This project or a portion thereof was previously recommended in the FCA reports dated 11/04/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

HVAC UPGRADE**Project Index #: 0516ENR1****Construction Cost \$36,420**

The existing HVAC system consists of natural gas fired furnaces and split system air conditioning units. This equipment is original to the building, has required excessive maintenance in recent years and replacement parts are no longer available. This project would provide for replacing the existing equipment with new energy efficient equipment. The current design does not provide return air ducting from the sleeping rooms. This issue should be analyzed by the mechanical engineer to determine whether these returns should be installed. The new system shall be designed to significantly reduce electrical and natural gas usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

JANITORS CLOSET REPAIRS**Project Index #: 0516INT4****Construction Cost \$2,500**

The mop sink in the Janitors Closet has reached the end of its expected life and the adjacent gypsum board walls are showing signs of water damage. This project would provide for replacement of the sink and faucet and fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

WATER HEATER REPLACEMENT**Project Index #: 0516PLM1****Construction Cost \$2,500**

There is a 75 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$31,564****Long-Term Needs****Four to Ten Years****FLOORING REPLACEMENT****Project Index #: 0516INT7****Construction Cost \$19,424**

The painted concrete and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be repaired or replaced. This project would provide for stripping and re-painting the concrete with an elastomeric or other water resistant paint and removal and disposal of the carpet and installation of heavy duty commercial grade carpet in the next 4-5 years.

INTERIOR FINISHES**Project Index #: 0516INT6****Construction Cost \$12,140**

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

BUILDING INFORMATION:**Gross Area (square feet): 2,428****Year Constructed: 1990****Exterior Finish 1: 100 % Painted Stucco****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % R-4****IBC Occupancy Type 2: %****Construction Type: Wood Framing and Stucco****IBC Construction Type: V-B****Percent Fire Suppressed: 100 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$106,000	Project Construction Cost per Square Foot:	\$84.83
Priority Class 2:	\$68,400	Total Facility Replacement Construction Cost:	\$728,000
Priority Class 3:	\$31,564	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$205,964	FCNI:	28%

SRC ICF/MR 6-BED HOME, BLDG #17(VACANT)

SPWB Facility Condition Analysis - 0346

Survey Date: 6/21/2012

SRC ICF/MR 6-BED HOME, BLDG #17(VACANT)**BUILDING REPORT**

The SCR ICF/MR 6-bed Home, Bldg #17 is a wood framed two story structure covered by board and batten wood siding on a concrete foundation. The roof is asphalt composition shingles, windows are double pane, and there is a fire sprinkler system located in the living area. The floor coverings are carpet and linoleum and are in poor condition. The overall condition of this home is poor. During the survey of 2012, the building was vacant and boarded up.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$16,180****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0346EXT3****Construction Cost \$16,180****DEMOLISH STRUCTURE**

The building contains numerous code and safety issues including but not limited to rodent infestation, broken windows, broken or missing electrical fixtures, dry rot and possible structural damage due to the age. The building is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the building.

BUILDING INFORMATION:**Gross Area (square feet): 1,618****Year Constructed: 1963****Exterior Finish 1: 100 % Painted Wood Siding****Exterior Finish 2: %****Number of Levels (Floors): 2 Basement? No****IBC Occupancy Type 1: 100 % R-4****IBC Occupancy Type 2: %****Construction Type: Wood Framing****IBC Construction Type: V-N****Percent Fire Suppressed: 100 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$16,180	Total Facility Replacement Construction Cost:	\$485,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$16,180	FCNI:	3%

MAINTENANCE SHOP 2

SPWB Facility Condition Analysis - 0345

Survey Date: 6/21/2012

MAINTENANCE SHOP 2

BUILDING REPORT

The Maintenance Shop 2 is a concrete masonry unit (CMU) and wood framed structure on a concrete slab-on-grade. It was built in an area that formally was a courtyard. The south and west walls are constructed with CMU about four feet high with wood framed walls making up the rest of the framing. The facility is used for maintenance activities at SRC.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$32,770

Necessary - Not Yet Critical

Two to Four Years

EXTERIOR DOOR REPLACEMENT

Project Index #: 0345EXT2

Construction Cost \$1,500

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

EXTERIOR FINISHES

Project Index #: 0345EXT1

Construction Cost \$3,600

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

HVAC INSTALLATION

Project Index #: 0345HVA1

Construction Cost \$10,000

The building does not currently have any heating or cooling equipment. It is uncomfortably hot in the summer and cold in the winter. It is recommended to install heating and cooling equipment in the building to ensure a comfortable work environment. This project would provide for the purchase and installation of a packaged heating and cooling unit including all required connections to existing utilities.

INTERIOR FINISHES

Project Index #: 0345INT1

Construction Cost \$3,600

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

LIGHTING UPGRADE

Project Index #: 0345ENR1

Construction Cost \$1,080

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Any electrical wiring upgrades are not included in this estimate.

ROOF REPLACEMENT

Project Index #: 0345EXT3

Construction Cost \$8,640

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

SECURITY SYSTEM INSTALLATION

Project Index #: 0345SEC1

Construction Cost \$3,600

The building does not have a security system. It has been broken into several times and expensive tools and equipment have been stolen. This project recommends motion detection, door switches, access control and related items be installed and interfaced with the fire alarm in the Administration building.

WINDOW REPLACEMENT

Project Index #: 0345EXT4

Construction Cost \$750

One of the two windows is original, single pane construction in a metal frame. The older window is drafty and not energy efficient. This project recommends replacing the window with a dual pane, higher efficiency unit. Removal and disposal of the existing window is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 720

Year Constructed: 1988

Exterior Finish 1: 100 % Painted Wood Siding

Exterior Finish 2: %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % S-2

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:	\$0	Project Construction Cost per Square Foot:	\$45.51
Priority Class 2:	\$32,770	Total Facility Replacement Construction Cost:	\$36,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$32,770	FCNI:	91 %

SRC MR GROUP CARE HOME, BLDG #18(VACANT)

SPWB Facility Condition Analysis - 0344

Survey Date: 6/21/2012

SRC MR GROUP CARE HOME, BLDG #18(VACANT)**BUILDING REPORT**

The SCR ICF/MR 6-bed Home, Bldg #18 is a wood framed two story structure covered by board and batten wood siding on a concrete foundation. The roof is asphalt composition shingles, windows are double pane, and there is a fire sprinkler system located in the living area. The floor coverings are carpet and linoleum and are in poor condition. The overall condition of this home is poor. At the time of the 2012 survey, the building was vacant and boarded up.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$16,180****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0344EXT3****Construction Cost \$16,180****DEMOLISH STRUCTURE**

The building contains numerous code and safety issues including but not limited to rodent infestation, broken windows, broken or missing electrical fixtures, dry rot and possible structural damage due to the age. The building is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the building.

BUILDING INFORMATION:**Gross Area (square feet): 1,618****Year Constructed: 1963****Exterior Finish 1: 100 % Painted Wood Siding****Exterior Finish 2: %****Number of Levels (Floors): 2 Basement? No****IBC Occupancy Type 1: 100 % R-4****IBC Occupancy Type 2: %****Construction Type: Wood Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 100 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$16,180	Total Facility Replacement Construction Cost:	\$485,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$16,180	FCNI:	3%

SRC BLDG #604, ICF/MR 2 6-BED HOME
BUILDING REPORT

The SCR ICF / MR 2 6-Bed Home, Bldg #604 is a wood framed structure with a mix of stucco, wood and brick masonry siding, asphalt composition roof on a concrete slab-on-grade foundation. The facility provides in-patient residential care for the developmentally disabled. The heating and cooling is provided by 2 gas fired forced air units and 2 AC units and the facility has a fire alarm and sprinkler system. The facility is not ADA accessible.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$85,500**
Currently Critical **Immediate to Two Years**

ADA DOOR HARDWARE REPLACEMENT

Project Index #: 0325ADA2
Construction Cost \$7,500

The operable parts on the interior doors are round knobs which do not comply with ADA requirements. Section 309.4 of the ADA Standards for Accessible Design states that operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. It is recommended that compliant hardware be installed in this building to meet these guidelines.

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

ADA RESTROOM REMODEL

Project Index #: 0325ADA4
Construction Cost \$75,000

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of all 5 restrooms is necessary. This project would provide funding for construction of five unisex accessible restrooms. These items may include new sinks, toilets, hardware, mirrors, fixtures, flooring, paint and demolition and construction of walls. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

ADA SIGNAGE

Project Index #: 0325ADA3
Construction Cost \$3,000

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$135,935**
Necessary - Not Yet Critical **Two to Four Years**

AIR CONDITIONER REPLACEMENT

Project Index #: 0325ENR2
Construction Cost \$3,000

One of the two air conditioners is older and has reached the end of its useful and expected life. This project would provide for a new split system air conditioner to be installed including all required connections to utilities. The new unit shall be designed to significantly reduce electrical usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs. This project includes removal and disposal of the existing HVAC unit and all required connections to utilities.

Project Index #: 0325EXT1
Construction Cost \$48,290

EXTERIOR FINISHES

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

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

Project Index #: 0325INT2
Construction Cost \$24,145

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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

Project Index #: 0325INT3
Construction Cost \$35,000

KITCHEN REMODEL

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

Project Index #: 0325PLM1
Construction Cost \$3,000

WATER HEATER REPLACEMENT

There is a 100 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

Project Index #: 0325ENR1
Construction Cost \$22,500

WINDOW REPLACEMENT

The windows are original, dual pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 30 units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 4,829
Year Constructed: 1981
Exterior Finish 1: 90 % Painted Stucco
Exterior Finish 2: 10 % Brick Masonry
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % R-4
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$85,500	Project Construction Cost per Square Foot:	\$45.86
Priority Class 2:	\$135,935	Total Facility Replacement Construction Cost:	\$1,449,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$221,435	FCNI:	15%

SRC ICF/MR, BLDG #603, 2 6-BED HOME
BUILDING REPORT

The SCR ICF / MR 2 6-Bed Home, Bldg #603 is a wood framed structure with a mix of stucco, wood and brick masonry siding, asphalt composition roof on a concrete slab-on-grade foundation. The facility provides in-patient residential care for the developmentally disabled in an "A" wing and "B" wing. The heating and cooling is provided by 2 gas fired forced air units and 2 AC units and the facility has a fire alarm and sprinkler system. The facility is not ADA accessible.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$89,363**
Currently Critical **Immediate to Two Years**

ADA DOOR HARDWARE REPLACEMENT

Project Index #: 0324ADA2
Construction Cost \$7,500

The operable parts on the interior doors are round knobs which do not comply with ADA requirements. Section 309.4 of the ADA Standards for Accessible Design states that operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. It is recommended that compliant hardware be installed in this building to meet these guidelines.

This project or a portion thereof was previously recommended in the FCA report dated 11/04/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

ADA RESTROOM REMODEL

Project Index #: 0324ADA4
Construction Cost \$75,000

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of all 5 restrooms is necessary. This project would provide funding for construction of five unisex accessible restrooms. These items may include new sinks, toilets, hardware, mirrors, fixtures, flooring, paint and demolition and construction of walls. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

ADA SIGNAGE

Project Index #: 0324ADA3
Construction Cost \$3,500

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

EXIT SIGN AND EGRESS LIGHTING UPGRADE

Project Index #: 0324SFT3
Construction Cost \$3,363

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

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$168,190****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 0324EXT3****Construction Cost \$4,500**

Three of the exterior metal doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the doors for both utility rooms and the fire riser room with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

EXTERIOR FINISHES**Project Index #: 0324EXT1****Construction Cost \$34,440**

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

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

FIRE RISER REPLACEMENT**Project Index #: 0324SFT4****Construction Cost \$25,000**

This building has an automatic fire suppression system with an older fire riser. The fire riser appears to be more than 15 years old and should be scheduled for replacement. This project recommends replacing the fire riser and any other older components of the system. Removal and disposal of the existing riser is included in the estimate.

HVAC EQUIPMENT REPLACEMENT**Project Index #: 0324ENR2****Construction Cost \$35,000**

The HVAC system was installed in 1988 and is original to the building. It consists of two natural gas-fired furnaces and two outdoor condensers. The system is not energy efficient and has reached the end of its expected and useful life. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. The new system shall be designed to significantly reduce electrical and natural gas usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

INTERIOR DOOR REPLACEMENT**Project Index #: 0324INT3****Construction Cost \$12,500**

The existing interior doors and frames are damaged from abuse and age. This project would provide for the removal of the existing doors and frames and the purchase and installation of new solid core wood doors and frames. All hardware and painting is included in this estimate. This estimate is for 25 doors.

This project or a portion thereof was previously recommended in the FCA report dated 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

KITCHEN REMODEL**Project Index #: 0324INT5****Construction Cost \$35,000**

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

WATER HEATER REPLACEMENT**Project Index #: 0324PLM1****Construction Cost \$3,000**

There is a 100 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

Project Index #: 0324ENR1
Construction Cost \$18,750

WINDOW REPLACEMENT

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 25 units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$33,625

Long-Term Needs

Four to Ten Years

Project Index #: 0324INT4
Construction Cost \$33,625

INTERIOR FINISHES

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

BUILDING INFORMATION:

Gross Area (square feet): 3,444
Year Constructed: 1979
Exterior Finish 1: 90 % Painted Stucco
Exterior Finish 2: 10 % Brick Masonry
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % R-4
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$89,363	Project Construction Cost per Square Foot:	\$84.55
Priority Class 2:	\$168,190	Total Facility Replacement Construction Cost:	\$1,033,000
Priority Class 3:	\$33,625	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$291,178	FCNI:	28%

SRC ICF/MR, BLDG #602, 6-BED HOME
BUILDING REPORT

The SCR ICF / MR 6-Bed Home, Bldg #602 is a wood framed structure with a mix of stucco, wood and brick masonry siding, asphalt composition roof on a concrete slab-on-grade foundation. The facility provides inpatient residential care for the developmentally disabled. The heating and cooling is provided by 2 gas fired forced air units and 2 AC units and the facility has a fire alarm and sprinkler system. The facility is not ADA accessible.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$75,972**
Currently Critical **Immediate to Two Years**

ADA DOOR HARDWARE REPLACEMENT

Project Index #: 0323ADA2
Construction Cost \$11,250

The operable parts on the interior doors are round knobs which do not comply with ADA requirements. Section 309.4 of the ADA Standards for Accessible Design states that operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. It is recommended that compliant hardware be installed in this building to meet these guidelines.

This project or a portion thereof was previously recommended in the FCA report dated 11/04/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

ADA RESTROOM REMODEL

Project Index #: 0323ADA4
Construction Cost \$45,000

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of all 3 restrooms is necessary. This project would provide funding for construction of three unisex accessible restrooms. These items may include new sinks, toilets, hardware, mirrors, fixtures, flooring, paint and demolition and construction of walls. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

ADA SIGNAGE

Project Index #: 0323ADA3
Construction Cost \$3,000

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

EXIT SIGN AND EGRESS LIGHTING UPGRADE

Project Index #: 0323SFT2
Construction Cost \$1,722

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

FIRE ALARM SYSTEM UPGRADE

Project Index #: 0323SFT1
Construction Cost \$15,000

This building is equipped with an automatic fire detection and alarm system that is more than 15 years old and should be scheduled for replacement. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

This project or a portion thereof was previously recommended in the FCA report dated 11/04/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$55,690

Necessary - Not Yet Critical Two to Four Years

EXTERIOR FINISHES

Project Index #: 0323EXT3
Construction Cost \$34,440

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

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

KITCHEN REMODEL

Project Index #: 0323INT3
Construction Cost \$7,000

The two kitchens are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and counter tops are delaminating and failing. This project recommends the replacement of the existing kitchen counters, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards For Accessible Design should be incorporated into the design of one of the kitchens such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.

WATER HEATER REPLACEMENT

Project Index #: 0323PLM1
Construction Cost \$3,000

There is a 100 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

WINDOW REPLACEMENT

Project Index #: 0323ENR1
Construction Cost \$11,250

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 15 units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$17,220****Long-Term Needs****Four to Ten Years****Project Index #: 0323INT4****INTERIOR FINISHES****Construction Cost \$17,220**

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

BUILDING INFORMATION:**Gross Area (square feet): 6,725****Year Constructed: 1979****Exterior Finish 1: 90 % Painted Stucco****Exterior Finish 2: 10 % Brick Masonry****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % R-4****IBC Occupancy Type 2: %****Construction Type: Wood Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 100 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$75,972	Project Construction Cost per Square Foot:	\$22.14
Priority Class 2:	\$55,690	Total Facility Replacement Construction Cost:	\$2,018,000
Priority Class 3:	\$17,220	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$148,882	FCNI:	7%

SRC TRAINING & ADMIN, BLDG #600-601
BUILDING REPORT

The SCR Administration, Bldg #600-601 is a wood framed structure with a mix of stucco, wood and brick masonry siding, asphalt composition roof on a concrete slab-on-grade foundation. The ADA compliant facility contains administrative, support and training offices for the Sierra Regional Center campus. The facility has a fire alarm and sprinkler system. The heating and cooling is provided by 8 gas fired forced air units and 8 AC units. The facility is not fully ADA compliant.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$88,180**
Currently Critical **Immediate to Two Years**

ADA DOOR HARDWARE REPLACEMENT

Project Index #: 0322ADA4
Construction Cost \$18,750

The operable parts on the interior doors are round knobs which do not comply with ADA requirements. Section 309.4 of the ADA Standards for Accessible Design states that operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. It is recommended that compliant hardware be installed in this building to meet these guidelines.

This project or a portion thereof was previously recommended in the FCA report dated 11/04/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

EGRESS DOOR HARDWARE UPGRADE

Project Index #: 0322SFT3
Construction Cost \$2,000

The egress door located in the computer storage room was locked shut from the inside with 3 sets of deadbolt hardware. Chapter 10 of the IBC 2012 prohibits manually operated flush bolts or surface bolts on egress doors. This project would provide for the purchase and installation of emergency panic hardware to be installed on the door and removing the deadbolt locking hardware.

SECURITY SYSTEM INSTALLATION

Project Index #: 0322SFT4
Construction Cost \$66,930

The building does not have a security system. There have been several burglaries which is why the maintenance staff has installed deadbolts on exit doors such as in the computer storage room. This project recommends motion detection, door switches, access control and related items be installed and interfaced with the fire alarm.

WATER HEATER SEISMIC BRACING

Project Index #: 0322SFT5
Construction Cost \$500

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

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$214,930**
Necessary - Not Yet Critical **Two to Four Years**

INTERIOR FINISHES

Project Index #: 0322INT1
Construction Cost \$66,930

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

KITCHEN REMODEL

Project Index #: 0322INT3
Construction Cost \$35,000

The kitchen is in fair to poor condition. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. The electrical outlets are older and do not appear to be GFCI protected. This project recommends the replacement of the existing kitchen cabinets, counters, fixtures, outlets and equipment with mid range, high quality components.

RESTROOM REMODELS

Project Index #: 0322INT4
Construction Cost \$80,000

There are 10 separate restrooms in the building. Two of them have recently been remodeled and are ADA compliant. The other 8 restrooms are original to the building and in overall poor condition. The finishes, fixtures, flooring, cabinets, toilets, showers and exhaust fans are showing signs of wear and deterioration. This project would provide for a complete remodel of the restrooms. The removal and disposal of the existing fixtures and finishes is included in this estimate.

SITE DRAINAGE IMPROVEMENTS

Project Index #: 0322SIT1
Construction Cost \$3,000

The building has considerable damage to the exterior finishes and foundation from improper drainage around the building. The grade does not slope away from the building in many areas. This is causing water to pool up next to the building, infiltrate the windows and damage the concrete foundation walls. This project would create positive flow away from the building by regrading and installing French drains as needed.

WINDOW REPLACEMENT

Project Index #: 0322EXT2
Construction Cost \$30,000

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 40 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 11/04/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$66,930

Long-Term Needs

Four to Ten Years

EXTERIOR FINISHES

Project Index #: 0322EXT3
Construction Cost \$66,930

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

BUILDING INFORMATION:

Gross Area (square feet): 13,386
Year Constructed: 1970
Exterior Finish 1: 90 % Painted Masonry
Exterior Finish 2: 10 % Glazing
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$88,180	Project Construction Cost per Square Foot:	\$27.64
Priority Class 2:	\$214,930	Total Facility Replacement Construction Cost:	\$4,016,000
Priority Class 3:	\$66,930	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$370,040	FCNI:	9%

SRC ICF/MR DUAL DIAGNOSIS BLDG #345
BUILDING REPORT

The SCR ICF/MR Dual Diagnosis, Building #345 is a wood framed structure covered by stucco on a concrete foundation. It has a mission style tile roof. The facility provides in-patient residential care and housing for the developmentally disabled. The facility has a fire alarm and sprinkler system but is not fully ADA accessible. The heating and cooling is provided by two gas fired furnaces and two exterior mounted AC units.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$106,000**
Currently Critical **Immediate to Two Years**

ADA DOOR HARDWARE REPLACEMENT

Project Index #: 0320ADA2
Construction Cost \$21,000

The operable parts on the interior doors are round knobs which do not comply with ADA requirements. Section 309.4 of the ADA Standards for Accessible Design states that operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. It is recommended that compliant hardware be installed in this building to meet these guidelines.

This project or a portion thereof was previously recommended in the FCA reports dated 11/04/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

ADA RESTROOM REMODEL

Project Index #: 0320ADA4
Construction Cost \$75,000

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of all 5 restrooms is necessary. This project would provide funding for construction of five unisex accessible restrooms. These items may include new sinks, toilets, hardware, mirrors, fixtures, flooring, paint and demolition and construction of walls. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

ADA SIGNAGE

Project Index #: 0320ADA3
Construction Cost \$1,500

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

EXIT SIGNS & EGRESS LIGHTING UPGRADE

Project Index #: 0320SFT1
Construction Cost \$8,500

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

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$70,200****Necessary - Not Yet Critical****Two to Four Years****EXHAUST FAN REPLACEMENT****Project Index #: 0320HVA1****Construction Cost \$4,500**

The existing exhaust fans that serve restroom and shower areas are original equipment and are not providing adequate ventilation. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including connections to utilities.

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

EXTERIOR FINISHES**Project Index #: 0320EXT1****Construction Cost \$24,280**

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

This project or a portion thereof was previously recommended in the FCA reports dated 11/04/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

HVAC UPGRADE**Project Index #: 0320ENR1****Construction Cost \$36,420**

The existing HVAC system consists of natural gas fired furnaces and split system air conditioning units. This equipment is original to the building, has required excessive maintenance in recent years and replacement parts are no longer available. This project would provide for replacing the existing equipment with new energy efficient equipment. The current design does not provide return air ducting from the sleeping rooms. This issue should be analyzed by the mechanical engineer to determine whether these returns should be installed. The new system shall be designed to significantly reduce electrical and natural gas usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

JANITORS CLOSET REPAIRS**Project Index #: 0320INT4****Construction Cost \$2,500**

The mop sink in the Janitors Closet has reached the end of its expected life and the adjacent gypsum board walls are showing signs of water damage. This project would provide for replacement of the sink and faucet and fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.

This project or a portion thereof was previously recommended in the FCA reports dated 11/05/1999 and 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

WATER HEATER REPLACEMENT**Project Index #: 0320PLM2****Construction Cost \$2,500**

There is a 75 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 08/24/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/21/2012.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$31,564****Long-Term Needs****Four to Ten Years****FLOORING REPLACEMENT****Project Index #: 0320INT7****Construction Cost \$19,424**

The painted concrete and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be repaired or replaced. This project would provide for stripping and re-painting the concrete with an elastomeric or other water resistant paint and removal and disposal of the carpet and installation of heavy duty commercial grade carpet in the next 4-5 years.

INTERIOR FINISHES**Project Index #: 0320INT6****Construction Cost \$12,140**

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

BUILDING INFORMATION:**Gross Area (square feet): 2,428****Year Constructed: 1990****Exterior Finish 1: 100 % Painted Stucco****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % R-4****IBC Occupancy Type 2: %****Construction Type: Wood Framing****IBC Construction Type: V-N****Percent Fire Suppressed: 100 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$106,000	Project Construction Cost per Square Foot:	\$85.57
Priority Class 2:	\$70,200	Total Facility Replacement Construction Cost:	\$728,000
Priority Class 3:	\$31,564	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$207,764	FCNI:	29 %

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

REPORT DEVELOPMENT:

State Public Works Board
Facilities Condition Analysis

515 E. Musser Street, Suite 102
Carson City, Nevada 89701-4263

(775) 684-4141 voice
(775) 684-4142 facsimile



Sierra Regional Center Site – FCA Site #9981
Description: Damaged concrete walkway.



Sierra Regional Center Site – FCA Site #9981
Description: Damaged concrete curb and walkway.



Sierra Regional Center Site – FCA Site #9981
Description: Damaged AC paving in maintenance shop area.



West Storage #2 – FCA Building #2693
Description: Exterior of the building.



SRC Storage Building – FCA Building #2692
Description: Exterior of the building.



SRC Maintenance Shop – FCA Building #2691
Description: Exterior of the building.



East Storage at Building 600-601 – FCA Building #2060
Description: Exterior of the building.



SRC ICF/MR 6-Bed Home – Building #16 (Vacant) – FCA Building #1957
Description: Exterior of the building.



South Storage at Building 600-601 – FCA Building #1956
Description: Exterior of the building.



SRC ICF/MR Dual Diagnosis Building #325 – FCA Building #1955
Description: Exterior of the building.



West Storage at Building 600-601 – FCA Building #0994
Description: Exterior of the building.



SRC ICF/MR 6 Bed Home Building #606 – FCA Building #0518
Description: Exterior of the building.



SRC Administration Building #605 – FCA Building #0517
Description: Exterior of the building.



SRC ICF/MR Dual Diagnosis Building #335 – FCA Building #0516
Description: Exterior of the building.



SRC ICF/MR 6-Bed Home – Building #17 (Vacant) – FCA Building #0346
Description: Exterior of the building.



SRC Maintenance Shop 2 – FCA Building #0345
Description: Exterior of the building.



SRC ICF/MR 6-Bed Home – Building #18 (Vacant) – FCA Building #0344
Description: Exterior of the building.



SRC Building #604 ICF/MR 2 6 Bed Home– FCA Building #0325
Description: Exterior of the building.



SRC ICF/MR Building #603 6 Bed Home– FCA Building #0324
Description: Exterior of the building.



SRC ICF/MR Building #602 6 Bed Home– FCA Building #0323
Description: Exterior of the building.



SRC Training & Administration Building #600-601– FCA Building #0322
Description: Exterior of the building.



SRC ICF/MR Dual Diagnosis Building #345– FCA Building #0320
Description: Exterior of the building.