

State of Nevada  
Department of Health & Human Services  
Division of Mental Health & Developmental Services

# NORTHERN NEVADA ADULT MENTAL HEALTH SERVICES SITE

480 Galletti Way  
Sparks, Nevada 89431

**Site Number: 9985**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report distributed in September 2021

State of Nevada  
Department of Health & Human Services  
Division of Mental Health & Developmental Services

The Facility Condition Analysis Program was created under the authority found in NRS 341.128. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

**This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.**

**Establishing a Facility Condition Needs Index (FCNI) for each building**

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

**Class Definitions**

**PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)**

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

**PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)**

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

**PRIORITY CLASS 3 - (Four to Ten Years)**

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9985
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## Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0347	GENERATOR BUILDING - BUILDING #20 480 Galletti Way Sparks	1764	1980	10/18/2017	\$1,500	\$1,214,000	\$8,820	\$1,224,320	\$441,000	278%
0331	LAB/PHARMACY - BUILDING #3 480 Galletti Way Sparks	15344	1925	10/18/2017	\$0	\$8,250,000	\$0	\$8,250,000	\$4,603,200	179%
0326	ADMINISTRATION - BUILDING #1 480 Galletti Way Sparks	32933	1920	10/18/2017	\$1,044,400	\$5,094,290	\$273,740	\$6,412,430	\$8,212,200	78%
0353	MAINTENANCE/HOUSEKEEPING BUILDING #22 480 Galletti Way Sparks	8040	1959	10/18/2017	\$356,700	\$878,160	\$36,070	\$1,270,930	\$1,803,500	70%
2677	PARKING RAMADA 480 Galletti Way Sparks	512	1980	10/18/2017	\$0	\$2,560	\$0	\$2,560	\$5,120	50%
0327	CANTEEN - DROP-IN CENTER - BUILDING #2 480 Galletti Way Sparks	11828	1961	10/18/2017	\$14,790	\$1,342,780	\$103,050	\$1,460,620	\$2,951,700	49%
0333	GROUP HOME - BUILDING #8B 480 Galletti Way Sparks	5237	1977	10/18/2017	\$39,500	\$486,300	\$52,370	\$578,170	\$1,178,325	49%
0334	GROUP HOME - BUILDING #8C 605 South 21st Street Sparks	5237	1977	10/18/2017	\$18,600	\$459,020	\$52,370	\$529,990	\$1,178,325	45%
0521	GAZEBO RESTROOM - BUILDING #27 480 Galletti Way Sparks	160	1976	10/18/2017	\$0	\$8,000	\$0	\$8,000	\$24,000	33%
0352	MEDICATION CLINIC - BUILDING #5 480 Galletti Way Sparks	5483	1967	10/18/2017	\$6,850	\$457,415	\$32,075	\$496,340	\$1,644,900	30%
0328	LIBRARY/MEETING ROOMS - BUILDING #2A 480 Galletti Way Sparks	5589	1977	10/18/2017	\$11,990	\$43,400	\$441,890	\$497,280	\$1,676,700	30%
1958	GROUP HOME - BUILDING #14 605 South 21st Street Sparks	1524	1951	10/18/2017	\$38,500	\$51,920	\$7,620	\$98,040	\$342,900	29%
0343	GROUP HOME - BUILDING #15 480 Galletti Way Sparks	2117	1949	10/18/2017	\$61,500	\$57,575	\$10,585	\$129,660	\$476,325	27%
0339	BUILDING #10 480 Galletti Way Sparks	17849	1954	10/18/2017	\$0	\$680,000	\$0	\$680,000	\$2,742,200	25%
2449	DINI-TOWNSEND HOSPITAL- BUILDING #25 480 Galletti Way Sparks	59040	2000	10/18/2017	\$450,000	\$3,421,410	\$590,400	\$4,461,810	\$20,664,000	22%

Site number: 9985

### Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0330	GROUP HOME - BUILDING #8A 480 Galletti Way Sparks	5237	1977	10/18/2017	\$12,900	\$179,700	\$58,385	\$250,985	\$1,178,325	21%
0329	BUILDING #4 (VACANT) 480 Galletti Way Sparks	19325	1961	10/18/2017	\$0	\$730,000	\$0	\$730,000	\$5,797,500	13%
0348	WAREHOUSE/PURCHASING - BUILDING #21 480 Galletti Way Sparks	9642	1971	10/18/2017	\$22,330	\$230,500	\$58,210	\$311,040	\$2,651,550	12%
2725	CENTRAL KITCHEN - BUILDING #26 480 Galletti Way Sparks	4626	2007	10/18/2017	\$2,200	\$130,000	\$46,260	\$178,460	\$1,619,100	11%
2678	KIOSK 480 Galletti Way Sparks	36	1961	10/18/2017	\$0	\$360	\$0	\$360	\$3,600	10%
0340	BUILDING #8 480 Galletti Way Sparks	25839	1958	10/18/2017	\$18,600	\$261,410	\$258,390	\$538,400	\$7,751,700	7%
2059	BUILDING #12 - HISTORICAL (VACANT) 480 Galletti Way Sparks	4076	1882	10/18/2017	\$0	\$102,300	\$0	\$102,300	\$2,038,000	5%
0976	GAZEBO 480 Galletti Way Sparks	1194	1976	10/18/2017	\$0	\$0	\$5,970	\$5,970	\$119,400	5%
9985	NNAMHS SITE 480 Galletti Way Sparks		1882	10/18/2017	\$3,075,000	\$7,433,000	\$0	\$10,508,000		0%
<b>Report Totals.....:</b>		<b>242,632</b>			<b>\$5,175,360</b>	<b>\$31,514,100</b>	<b>\$2,036,205</b>	<b>\$38,725,665</b>	<b>\$69,103,570</b>	<b>56%</b>



## Acronyms List

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

This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.

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## NNAMHS SITE

SPWD Facility Condition Analysis - 9985

Survey Date: 10/18/2017

## NNAMHS SITE BUILDING REPORT

The NNAMHS campus is comprised of multiple structures, asphalt paved parking and concrete and asphalt walkways as well as some turf and shrub areas. Many of the structures date from the 1920's and historic Building #12 dates from 1882. Building 12 and Building 4 have been vacant for many years. This campus has many deferred maintenance issues. Some of these deferred maintenance items are as simple as replacement of carpet or the sealing and exterior painting of the buildings. Several of the buildings are in need of some seismic, ADA, HVAC, window, building envelope, and utility upgrades including electrical, sanitary sewer and domestic water supply lines. This site report does not include needs at Sierra Regional Center or Lakes Crossing which are located on this large, approximately 100 acre

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$3,075,000****Currently Critical****Immediate to Two Years****Project Index #: 9985SIT4****Construction Cost \$3,075,000****SANITARY SEWER LATERAL REPLACEMENT**

The sanitary wastewater system building laterals are showing signs of deterioration. Because of the deterioration, the system is not working to its full potential. Some of the lines are original to the site and are in fair to poor condition. The passage of time and constant heavy use are contributing factors to problems that arise. Deposits within the pipe laterals cause them to be restricted, which will slow the flow of water. This project would provide for the complete replacement of the sanitary sewer lateral system for buildings 1, 3, 5, 14, & 15 from the city mains to each building on site. This project or a portion thereof was previously recommended in the FCA report dated 06/26/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$7,433,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9985SIT3****Construction Cost \$1,480,000****CONCRETE AND PAVING UPGRADE SITEWIDE**

The site has a mix of PC concrete and asphalt concrete roads, parking lots and pedestrian paths. Many areas are damaged and have settled which have created incorrect slopes and trip hazards. There are limited ADA parking spaces and accessible routes to the public entrances. Some buildings have been recently demolished and may be ideal locations for new parking lots, circulation roads or accessible paths of travel. Additional parking is also necessary to accommodate growing outpatient caseloads and staff. This project would provide for repairing or replacing existing paving and installing new paving including all necessary accessibility upgrades based on a professionally designed sitewide plan. This project or a portion thereof was previously recommended in the FCA report dated 06/29/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 9985ELE2****Construction Cost \$670,000****EXTERIOR SITE LIGHTING UPGRADE**

The existing site lighting around the campus is inadequate, old and are not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures and lamps, using existing wiring and poles. In addition, this project includes adding & replacing walkway lighting bollards and building wall packs. The project includes trenching, wiring conduits and lighting controls.

**Project Index #: 9985PLM1**

**Construction Cost \$2,583,000**

**SITE DOMESTIC WATER LINE REPLACEMENT**

The existing domestic water supply lines and main feeding the campus are aged and should be scheduled for replacement. There have been numerous leaks and the system has been problematic due to age. This project would provide for the complete replacement of the domestic water supply system including trenching, backfill, grading and required backflow prevention to each occupied building on site.

This project or a portion there of was previously recommended in the FCA report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 9985ELE1**

**Construction Cost \$2,700,000**

**SITE ELECTRICAL UPGRADE**

The site's electrical distribution system is a mix of old direct buried 4180 volt cable and newer 4180 volt cable in conduit where remodels or upgrades have occurred over the years. The main switchgear and transformers at the emergency generator have reached the end of their useful life and are in need of replacement. This project would provide for a complete upgrade and replacement of 4180 volt cable in conduit where direct buried cable is present from the main switchgear including new transformers, switchgear, trenching and backfill, new conduit to all existing buildings on site. Removal of the old existing cable and equipment is included in this estimate. Individual building electrical upgrades are not included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$3,075,000</b>
<b>Priority Class 2:</b>	<b>\$7,433,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>
<b>Grand Total:</b>	<b>\$10,508,000</b>

**CENTRAL KITCHEN - BUILDING #26**

SPWD Facility Condition Analysis - 2725

Survey Date: 10/18/2017

**CENTRAL KITCHEN - BUILDING #26**

**BUILDING REPORT**

The Central Kitchen is a concrete masonry unit and steel framed structure with a metal and single-ply roofing system on a concrete foundation. The facility has a full kitchen and bakery for food preparation, cold and dry storage area and office and storage rooms. There are Men's and Women's designated ADA restrooms as well as a fire sprinkler, ansul systems and alarm system throughout the building. There are roof mounted make-up air units and HVAC packaged units

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$2,200**  
**Currently Critical** **Immediate to Two Years**

**ADA RESTROOM UPGRADES**

**Project Index #: 2725ADA1**  
**Construction Cost \$2,200**

The designated Men's and Women's ADA accessible restrooms are not fully compliant with the adopted codes. The toilet seat cover dispensers are not in the correct location, the men's toilet seat handle is on the wrong side and the toilet seats do not have the required open-front and elongated shape. A partial retrofit is necessary. This project would provide funding to bring the restrooms into full ADA compliance. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) was used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$130,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**FLOORING REPLACEMENT**

**Project Index #: 2725INT2**  
**Construction Cost \$130,000**

The floor coverings throughout this building are in generally poor condition and have reached the end of their serviceable lives. The poor condition in the culinary food prep areas is a potential health and sanitary hazard. This project would provide funding to replace the entire floor with an epoxy resin system, and includes removing and installing the Culinary preparation and cooking equipment, tables and chairs.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$46,260**  
**Long-Term Needs** **Four to Ten Years**

**EXTERIOR FINISHES**

**Project Index #: 2725EXT1**  
**Construction Cost \$23,130**

The exterior finishes are in good condition. 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 are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES**

**Project Index #: 2725INT1**  
**Construction Cost \$23,130**

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:**

<b>Gross Area (square feet):</b> 4,626	<b>IBC Occupancy Type 1:</b> 100 % B
<b>Year Constructed:</b> 2007	<b>IBC Occupancy Type 2:</b> 0 %
<b>Exterior Finish 1:</b> 100 % Concrete Masonry U	<b>Construction Type:</b> Concrete Masonry & Steel
<b>Exterior Finish 2:</b> 0 %	<b>IBC Construction Type:</b> I-A
<b>Number of Levels (Floors):</b> 1	<b>Basement?</b> No
	<b>Percent Fire Supressed:</b> 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$2,200	<b>Project Construction Cost per Square Foot:</b> \$38.58
<b>Priority Class 2:</b> \$130,000	<b>Total Facility Replacement Construction Cost:</b> \$1,619,000
<b>Priority Class 3:</b> \$46,260	<b>Facility Replacement Cost per Square Foot:</b> \$350
<b>Grand Total:</b> \$178,460	<b>FCNI:</b> 11%

**KIOSK**

SPWD Facility Condition Analysis - 2678

Survey Date: 10/18/2017

**KIOSK  
BUILDING REPORT**

The Kiosk is a wood timber post and beam structure in fair condition, centrally located on the Northern Nevada Adult Mental Health Services campus. It is used to provide visual signage of the services and buildings located on the site. At the time of the survey, no signage was visible and it appears that it is no longer being used.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$360**  
**Necessary - Not Yet Critical** **Two to Four Years**

**Project Index #: 2678EXT1  
Construction Cost \$360**

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for staining of the wood structure and it is recommended 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 06/29/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 36</b>	<b>IBC Occupancy Type 1: 100 % U</b>
<b>Year Constructed: 1961</b>	<b>IBC Occupancy Type 2: 0 %</b>
<b>Exterior Finish 1: 100 % Wood Post &amp; Beam</b>	<b>Construction Type: Wood Post &amp; Beam</b>
<b>Exterior Finish 2: 0 %</b>	<b>IBC Construction Type: V-B</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Supressed: 0 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$10.00</b>
<b>Priority Class 2:</b>	<b>\$360</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$4,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$100</b>
<b>Grand Total:</b>	<b>\$360</b>	<b>FCNI:</b>	<b>9%</b>





**DINI-TOWNSEND HOSPITAL- BUILDING #25**  
**BUILDING REPORT**

The Dini-Townsend Hospital is an inpatient facility for the Northern Nevada Adult Mental Health Services campus. The building is constructed with concrete masonry unit and EIFS walls on a concrete foundation. The roof is a combination of asphalt composition shingles and single-ply membrane. The interior provides spaces for inpatient care, restrooms including ADA accessible restrooms, showers, Admissions, Nursing and Medical Director's offices and Social Service offices. There are six "pods", A-F that contain different levels of care. F pod is currently occupied by Lake's Crossing as a secure pod. There are roof mounted air handlers for each pod and a central plant design with boilers, chillers and a cooling tower. The facility is mostly ADA compliant and in excellent shape.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$450,000**  
**Currently Critical** **Immediate to Two Years**

**SAFETY ENCLOSURE FOR NURSES STATION** **Project Index #: 2449SFT3**  
**Construction Cost \$450,000**

The Dini-Townsend Hospital is an in-patient mental health facility that can be subject to physical abuse of staff by patients and is in need of an area where staff can isolate in safety. This project will provide for security / safety glazing enclosures at the Nurses Stations in Dini-Townsend Hospital.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$3,421,410**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR DOOR REPLACEMENT** **Project Index #: 2449EXT4**  
**Construction Cost \$4,970**

The existing exterior 4080 metal door pair appear to be original to the building. They are damaged from what appears to be a direct impact. This project would provide for the replacement and installation of a new metal door pair, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

**FIRE/SMOKE DAMPER REPLACEMENT** **Project Index #: 2449HVA3**  
**Construction Cost \$640,000**

The current Fire/Smoke dampers in the building do not communicate remotely and due to occupancy of the facility, this is a potential life/safety concern. This project includes the removal of the existing dampers and installation of new, UL listed fire and smoke dampers including all ductwork modifications, fire alarm, building automation and electrical connections.

**HVAC SYSTEM REMOVAL & REPLACEMENT** **Project Index #: 2449HVA2**  
**Construction Cost \$2,400,000**

The mechanical systems in the building have reached the end of their useful life and need a complete renovation. This project includes removal and replacement of chillers, boilers, cooling tower, heat exchangers, pumps, pipes, water heaters and the entire Building Automation System. Cranes and rigging are included in this estimate.

**Project Index #: 2449EXT2**  
**Construction Cost \$376,440**

**ROOF REPLACEMENT**

The single-ply roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average single-ply roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1999. It is recommended that this buildings single-ply roofing be replaced in the next 3 - 4 years to be consistent with the roofing program and the end of the warranty period. This project does not apply to the asphalt composition shingle roofing.

This project or a portion thereof was previously recommended in the FCA report dated 06/29/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$590,400**

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

**Project Index #: 2449EXT3**  
**Construction Cost \$295,200**

**EXTERIOR FINISHES**

The exterior finishes are in fair condition. 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 power washing the exterior, priming and painting the stucco, sealing the concrete masonry units 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.

**Project Index #: 2449INT1**  
**Construction Cost \$295,200**

**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:**

<b>Gross Area (square feet): 59,040</b>	<b>IBC Occupancy Type 1: 50 % I-3</b>
<b>Year Constructed: 2000</b>	<b>IBC Occupancy Type 2: 50 % B</b>
<b>Exterior Finish 1: 50 % Concrete Masonry U</b>	<b>Construction Type: Concrete Masonry Units, EIFS</b>
<b>Exterior Finish 2: 50 % Painted Stucco / EIFS</b>	<b>IBC Construction Type: I-A</b>

**Number of Levels (Floors): 1** **Basement? No** **Percent Fire Supressed: 100 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$450,000</b>	<b>Project Construction Cost per Square Foot: \$75.57</b>
<b>Priority Class 2: \$3,421,410</b>	<b>Total Facility Replacement Construction Cost: \$20,664,000</b>
<b>Priority Class 3: \$590,400</b>	<b>Facility Replacement Cost per Square Foot: \$350</b>
<b>Grand Total: \$4,461,810</b>	<b>FCNI: 22%</b>

**BUILDING #12 - HISTORICAL (VACANT)**  
**BUILDING REPORT**

Building # 12 is an unreinforced natural stone masonry building that was constructed in 1882. The interior consists of multiple rooms with lath and plaster interior wall and ceiling construction. It is currently vacant and has been for years. The building has an asphalt composition roof in fair condition. This structure overall is in fair to good shape, considering it's age. Although this facility is not listed on the Nevada Historical building list, its unique architecture and the building's age may allow it to qualify for consideration on the State or national registry. Prior to future occupancy, the building should be seismically retrofitted.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$102,300**  
 Necessary - Not Yet Critical **Two to Four Years**

**Project Index #: 2059EXT4**  
**Construction Cost \$102,300**

**CONSERVE AND PROTECT VACANT BUILDING**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement or crawlspace, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 4,076	<b>IBC Occupancy Type 1:</b> 100 % R-4
<b>Year Constructed:</b> 1882	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Stone Masonry	<b>Construction Type:</b> Stone Masonry and Wood
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1 <b>Basement?</b> Yes	<b>Percent Fire Supressed:</b> 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$0	<b>Project Construction Cost per Square Foot:</b> \$25.10
<b>Priority Class 2:</b> \$102,300	<b>Total Facility Replacement Construction Cost:</b> \$2,038,000
<b>Priority Class 3:</b> \$0	<b>Facility Replacement Cost per Square Foot:</b> \$500
<b>Grand Total:</b> \$102,300	<b>FCNI:</b> 5%

**GROUP HOME - BUILDING #14**

SPWD Facility Condition Analysis - 1958

Survey Date: 10/18/2017

**GROUP HOME - BUILDING #14  
BUILDING REPORT**

The Group Home is a brick masonry structure with wood accents and trim on a concrete foundation. The roof is an asphalt composition shingle which was recently redone. The duplex contains bedrooms, bathrooms, living space and a kitchen/utility area. There are fire sprinklers in the building but it is not ADA compliant. The facility is in fair to good shape considering the age.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$38,500**  
**Currently Critical** **Immediate to Two Years**

**ADA UPGRADES**

**Project Index #: 1958ADA1  
Construction Cost \$37,000**

The building does not have an accessible entrance and restroom. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements and a complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom and an ADA accessible ramp and entrance door / hardware. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**SMOKE DETECTOR INSTALLATION**

**Project Index #: 1958SFT1  
Construction Cost \$1,500**

The 2018 IBC and 2018 IFC, section 907.2.10.1.2 requires smoke detectors in dwelling units be installed in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the building wiring with a battery backup. This project would provide funding for the purchase and installation of smoke detectors.

This project or a portion thereof was previously recommended in the FCA report dated 11/05/1999, 06/29/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$51,920**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR FINISHES**

**Project Index #: 1958EXT2  
Construction Cost \$7,620**

The painted exterior finishes are in poor condition. 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 are cleaning and sealing the brick masonry, sanding, priming and painting the wood soffits and fascia and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 3 - 4 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 06/29/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

**FLOORING REPLACEMENT**

**Project Index #: 1958INT2  
Construction Cost \$15,300**

The vinyl and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new vinyl with cove base and heavy duty commercial grade carpet in the next 2 - 3 years.

**Project Index #: 1958STR2**  
**Construction Cost \$11,100**

**PATIO STRUCTURE REPLACEMENT**

There is a wood framed patio structure attached to the east side of the house. The wood structure, especially the roof framing is deteriorating and is showing signs of sagging and dry rot. The 4x4 wood posts are also deteriorating, particularly at the connection to the concrete foundation. This project would provide for the removal and replacement of this patio cover including a new asphalt composition roof to match the main home.

This project or a portion thereof was previously recommended in the FCA report dated 06/29/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 1958ENR1**  
**Construction Cost \$17,900**

**WINDOW REPLACEMENT**

The windows are older 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 11 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 06/29/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$7,620**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 1958INT1**  
**Construction Cost \$7,620**

**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. This project or a portion thereof was previously recommended in the FCA report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 1,524</b>	<b>IBC Occupancy Type 1: 100 % R-4</b>
<b>Year Constructed: 1951</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 90 % Brick Masonry</b>	<b>Construction Type: Brick Masonry and Wood</b>
<b>Exterior Finish 2: 10 % Wood Siding</b>	<b>IBC Construction Type: V-B</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Supressed: 100 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$38,500</b>	<b>Project Construction Cost per Square Foot: \$64.33</b>
<b>Priority Class 2: \$51,920</b>	<b>Total Facility Replacement Construction Cost: \$343,000</b>
<b>Priority Class 3: \$7,620</b>	<b>Facility Replacement Cost per Square Foot: \$225</b>
<b>Grand Total: \$98,040</b>	<b>FCNI: 29%</b>

**GAZEBO**

SPWD Facility Condition Analysis - 0976

Survey Date: 10/18/2017

**GAZEBO  
BUILDING REPORT**

The Gazebo is a wood framed post and beam structure on a concrete slab/foundation that is open on all sides. There are picnic and barbeque facilities as well as a wash basin that currently is damaged. The building has a sloped wood shingle roof that is in fair condition. The facility does have a mostly ADA accessible route of travel from the parking area but the adjacent restrooms are not ADA compliant and do not have an accessible route of travel to them from the facility. The overall condition is fair with some cracking and settling of the concrete benches surrounding the Gazebo.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$5,970**

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

**Project Index #: 0976EXT3  
Construction Cost \$5,970**

**EXTERIOR FINISHES**

The exterior finishes are in fair condition. It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for sealing / staining the exterior of the structure. It is recommended that the structure be sealed in the next 4 - 5 years and be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 1,194	<b>IBC Occupancy Type 1:</b> 100 % U
<b>Year Constructed:</b> 1976	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Open/Wood Posts	<b>Construction Type:</b> Wood Framing
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1 <b>Basement?</b> No	<b>Percent Fire Supressed:</b> 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$0	<b>Project Construction Cost per Square Foot:</b> \$5.00
<b>Priority Class 2:</b> \$0	<b>Total Facility Replacement Construction Cost:</b> \$119,000
<b>Priority Class 3:</b> \$5,970	<b>Facility Replacement Cost per Square Foot:</b> \$100
<b>Grand Total:</b> \$5,970	<b>FCNI:</b> 5%



**GAZEBO RESTROOM - BUILDING #27**

SPWD Facility Condition Analysis - 0521

Survey Date: 10/18/2017

**GAZEBO RESTROOM - BUILDING #27**

**BUILDING REPORT**

The Gazebo Restroom building is a masonry and wood framed structure on a concrete slab / foundation. The facility contains Men's and Women's restrooms which are no longer in use. The facility and its fixtures are in poor shape and are not ADA compliant.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$8,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**DEMOLISH STRUCTURE** **Project Index #: 0521EXT3**  
**Construction Cost \$8,000**

The Gazebo Restroom building is dilapidated and deteriorating and has reached the end of its useful life. It has been locked up and not used for several years and is no longer useful since the Dini-Townsend Hospital was built. This project would provide funding for the demolition of the building.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 160</b>	<b>IBC Occupancy Type 1: 100 % B</b>
<b>Year Constructed: 1976</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 80 % Concrete Masonry U</b>	<b>Construction Type: Masonry and Wood</b>
<b>Exterior Finish 2: 20 % Painted Wood Siding</b>	<b>IBC Construction Type: V-B</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Supressed: 0 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$50.00</b>
<b>Priority Class 2:</b>	<b>\$8,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$24,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$150</b>
<b>Grand Total:</b>	<b>\$8,000</b>	<b>FCNI:</b>	<b>33%</b>

**MAINTENANCE/HOUSEKEEPING BUILDING #22**  
**BUILDING REPORT**

The Maintenance/Housekeeping building is an uninsulated brick masonry structure with a metal and single-ply roofing system on a concrete slab / foundation. The facility contains office and storage rooms for maintenance, housekeeping, dietician, inventory control, janitorial and purchasing operations. The building does not contain fire sprinklers and is not ADA compliant. The facility has ceiling hung gas fired heating units and evaporative cooling scattered in the building. The restrooms are old and not ADA compliant.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$356,700**  
**Currently Critical** **Immediate to Two Years**

**ADA RESTROOM UPGRADE** **Project Index #: 0353ADA2**  
**Construction Cost \$49,700**

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms into ADA compliant restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/29/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**ADA SIGNAGE** **Project Index #: 0353ADA3**  
**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. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/29/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION** **Project Index #: 0353ADA4**  
**Construction Cost \$5,000**

This building contains a water fountain. The 2018 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**EXIT SIGN & EGRESS LIGHTING UPGRADE** **Project Index #: 0353SFT1**  
**Construction Cost \$9,000**

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 - 2018 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/29/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.





**MEDICATION CLINIC - BUILDING #5**

SPWD Facility Condition Analysis - 0352

Survey Date: 10/18/2017

**MEDICATION CLINIC - BUILDING #5  
BUILDING REPORT**

The Medication Clinic is a multi sided polygon uninsulated brick masonry structure with a single-ply roofing membrane on a concrete slab/foundation. The facility contains offices, restrooms and a reception area for the staff of the Clinic. The interior finishes are in fair condition and the exterior painted finishes are in poor condition. The building is not fully ADA compliant but does have a fire sprinkler and alarm system. The HVAC system consists of exterior ground mounted heat pump units.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$6,850**  
**Currently Critical** **Immediate to Two Years**

**EXIT SIGN AND EGRESS LIGHTING UPGRADE** **Project Index #: 0352SFT2**  
**Construction Cost \$6,850**

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 - 2018 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 10/27/1999, 06/29/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$457,415**  
**Necessary - Not Yet Critical** **Two to Four Years**

**BOILER REPLACEMENT** **Project Index #: 0352HVA3**  
**Construction Cost \$430,000**

The hot water boiler servicing the building is old and has reached the end of its useful life. Replacement parts for performing routine and emergency maintenance are hard to find for this older equipment. The pumps, piping, controls and valves should be replaced for the same reasons. This project would provide for the removal and disposal of the existing boiler, pumps, piping and controls and replacement with new equipment including all required connections to utilities and equipment. The existing chemical water treatment system will need to be tested and adjusted once equipment is operational.

**EXTERIOR FINISHES** **Project Index #: 0352EXT2**  
**Construction Cost \$27,415**

The painted exterior finishes were in poor condition at the time of the survey. 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 are cleaning and sealing the brick masonry, painting the wood panels, soffits and eaves and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$32,075**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0352INT3**

**Construction Cost \$27,415**

**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.

**Project Index #: 0352PLM1**

**Construction Cost \$4,660**

**WATER HEATER REPLACEMENT**

There is a 50 gallon electric water heater in the basement. 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 5-6 years. It is recommended that a new gas-fired water heater be installed for more efficient use of energy. This estimate includes: 50 feet of gas pipe, fittings, couplers, and labor for installation. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 5,483</b>	<b>IBC Occupancy Type 1: 100 % B</b>
<b>Year Constructed: 1967</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 90 % Brick Masonry</b>	<b>Construction Type: Brick Masonry and Steel</b>
<b>Exterior Finish 2: 10 % Glass and Aluminum</b>	<b>IBC Construction Type: V-B</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Supressed: 100 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$6,850</b>	<b>Project Construction Cost per Square Foot: \$90.52</b>
<b>Priority Class 2: \$457,415</b>	<b>Total Facility Replacement Construction Cost: \$1,645,000</b>
<b>Priority Class 3: \$32,075</b>	<b>Facility Replacement Cost per Square Foot: \$300</b>
<b>Grand Total: \$496,340</b>	<b>FCNI: 30%</b>

**WAREHOUSE/PURCHASING - BUILDING #21**  
**BUILDING REPORT**

The Warehouse/Purchasing building is a concrete masonry unit and steel structure with a single-ply membrane roof on a concrete slab/foundation. This facility contains a large warehouse area for all NNAMHS campus operations, a grounds shop and paint shop. The building is heated by ceiling mounted gas fired heating units. There are 6 evaporative coolers which also serve the building. The interior finishes are a mix of CMU, painted CMU, painted gypsum board and sealed concrete for the floor. There are fire sprinklers and an alarm system but the facility lacks ADA compliance. The building is in good shape.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$22,330**  
**Currently Critical** **Immediate to Two Years**

**ADA RESTROOM UPGRADE**

**Project Index #: 0348ADA1**  
**Construction Cost \$18,600**

The building does not have an accessible restroom. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**EGRESS DOOR HARDWARE UPGRADE**

**Project Index #: 0348SFT2**  
**Construction Cost \$3,730**

The egress door located on north west side of the building was locked shut from the inside with deadbolt hardware. IBC 2018 section 1008.1.8.4 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.

This project or a portion thereof was previously recommended in the FCA report dated 06/29/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$230,500**  
**Necessary - Not Yet Critical** **Two to Four Years**

**HVAC EQUIPMENT REPLACEMENT**

**Project Index #: 0348HVA1**  
**Construction Cost \$45,000**

The existing HVAC system consists of window a/c units for the office space and unit heaters and evaporative coolers for the warehouse portion. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for replacement of window unit with a roof mounted packaged unit and evaporative coolers. This project should be implemented concurrently with the ROOF REPLACEMENT project.



**Project Index #: 0348EXT2**

**Construction Cost \$181,500**

**ROOF REPLACEMENT**

The roof on this building was in poor condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1995. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion thereof was previously recommended in the FCA report dated 06/29/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 0348ENR1**

**Construction Cost \$4,000**

**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 4 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 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$58,210**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0348EXT3**

**Construction Cost \$48,210**

**EXTERIOR FINISHES**

The painted exterior finishes are in good condition. 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 are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0348INT1**

**Construction Cost \$10,000**

**INTERIOR FINISHES**

The interior painted 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): 9,642**

**Year Constructed: 1971**

**Exterior Finish 1: 100 % Concrete Masonry U**

**Exterior Finish 2: %**

**Number of Levels (Floors): 1 Basement? No**

**IBC Occupancy Type 1: 100 % S-1**

**IBC Occupancy Type 2: %**

**Construction Type: Concrete Masonry and Steel**

**IBC Construction Type: III-A**

**Percent Fire Supressed: 100 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

**Priority Class 1: \$22,330**

**Priority Class 2: \$230,500**

**Priority Class 3: \$58,210**

**Grand Total: \$311,040**

**Project Construction Cost per Square Foot: \$32.26**

**Total Facility Replacement Construction Cost: \$2,652,000**

**Facility Replacement Cost per Square Foot: \$275**

**FCNI: 12%**

**GENERATOR BUILDING - BUILDING #20**  
**BUILDING REPORT**

The Generator Building is a concrete masonry unit structure with a single-ply roofing system on a concrete slab/foundation. The building contains the emergency generator and switchgear for the NNAMHS campus. The facility and equipment are in fair shape.

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

**EXIT SIGN & EGRESS LIGHTING UPGRADE** **Project Index #: 0347SFT1**  
**Construction Cost \$1,500**

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 - 2018 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/29/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$1,214,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**BOLLARD INSTALLATION** **Project Index #: 0347SIT1**  
**Construction Cost \$4,000**

There is a 2,000 gallon diesel tank above ground with no bollards for protection. This project would provide funding for 4 eight inch diameter bollards filled with concrete to be located on each corner of the tank.

This project or a portion thereof was previously recommended in the FCA report dated 06/29/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**ELECTRICAL EQUIPMENT REPLACEMENT** **Project Index #: 0347ELE1**  
**Construction Cost \$1,210,000**

The main electrical switchgear in the building is over 30 years old and should be scheduled for replacement. Staff noted at the time of the survey that the equipment will cost between \$250,000 and \$500,000 to replace. The equipment was working at the time of the survey, but it is vital to the needs of the campus and therefore should be scheduled for replacement. This project would replace the main switchgear and associated electrical equipment in the building.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$8,820**  
**Long-Term Needs** **Four to Ten Years**

**EXTERIOR FINISHES** **Project Index #: 0347EXT2**  
**Construction Cost \$8,820**

The painted exterior finishes are in good condition. 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 are cleaning and sealing the concrete masonry units and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 7 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 1,764	<b>IBC Occupancy Type 1:</b> 100 % F-2
<b>Year Constructed:</b> 1980	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Concrete Masonry U	<b>Construction Type:</b> Concrete Masonry Units and Steel
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> III-B
<b>Number of Levels (Floors):</b> 1 <b>Basement?</b> No	<b>Percent Fire Supressed:</b> 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$1,500	<b>Project Construction Cost per Square Foot:</b> \$694.06
<b>Priority Class 2:</b> \$1,214,000	<b>Total Facility Replacement Construction Cost:</b> \$441,000
<b>Priority Class 3:</b> \$8,820	<b>Facility Replacement Cost per Square Foot:</b> \$250
<b>Grand Total:</b> \$1,224,320	<b>FCNI:</b> 278%

**GROUP HOME - BUILDING #15**

SPWD Facility Condition Analysis - 0343

Survey Date: 10/18/2017

**GROUP HOME - BUILDING #15**

**BUILDING REPORT**

The Group Home is a brick masonry structure with wood accents and trim on a concrete foundation. The roof is an asphalt composition shingle which was recently redone. The duplex contains bedrooms, bathrooms, living space and a kitchen/utility area. There are fire sprinklers in the building but it is not ADA compliant. The facility is in fair shape, considering the age.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$61,500**  
**Currently Critical** **Immediate to Two Years**

**ACCESSIBLE BUILDING ENTRANCE**

**Project Index #: 0343ADA2**  
**Construction Cost \$43,000**

The building has steps leading into the main entrance which do not comply with accessibility requirements and are missing handrails. The entry door has a threshold and hardware that do not meet the requirements for accessibility. This building is required to have an accessible entrance per the Americans with Disabilities Act (ADA) regulations. This project would provide for an accessible ramp to access the building, handrails, curbing, and replacement of the door hardware and threshold to meet the ADA Accessibility Guidelines. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/29/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**ADA RESTROOM REMODEL**

**Project Index #: 0343ADA3**  
**Construction Cost \$18,500**

The building does not have an accessible restroom. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$57,575**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR FINISHES**

**Project Index #: 0343EXT1**  
**Construction Cost \$10,585**

The painted exterior finishes are in poor condition. 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 cleaning and sealing the unpainted walls, painting the painted walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**FLOORING REPLACEMENT**

**Project Index #: 0343INT1**  
**Construction Cost \$18,600**

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 report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 0343ENR2**

**Construction Cost \$28,390**

**WINDOW REPLACEMENT**

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. Some of the windows have broken seals and are difficult to operate. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 17 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 11/05/1999, 06/29/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$10,585**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0343INT2**

**Construction Cost \$10,585**

**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:**

<b>Gross Area (square feet): 2,117</b>	<b>IBC Occupancy Type 1: 100 % R-4</b>
<b>Year Constructed: 1949</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 90 % Brick Masonry</b>	<b>Construction Type: Brick Masonry and Wood</b>
<b>Exterior Finish 2: 10 %</b>	<b>IBC Construction Type: V-B</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Supressed: 100 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$61,500</b>	<b>Project Construction Cost per Square Foot: \$61.25</b>
<b>Priority Class 2: \$57,575</b>	<b>Total Facility Replacement Construction Cost: \$476,000</b>
<b>Priority Class 3: \$10,585</b>	<b>Facility Replacement Cost per Square Foot: \$225</b>
<b>Grand Total: \$129,660</b>	<b>FCNI: 27%</b>

**BUILDING #8**

SPWD Facility Condition Analysis - 0340

Survey Date: 10/18/2017

**BUILDING #8  
BUILDING REPORT**

Building #8 is an uninsulated brick masonry and steel structure with a single-ply roofing system on a concrete slab/foundation. There are support offices, storage rooms and conference areas along with Men's and Women's restrooms. The facility is only partially occupied. There are fire sprinklers and alarms and it is partially ADA compliant. It has a stand alone HVAC system consisting of boilers, heat exchangers, chiller and a cooling tower.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$18,600**  
**Currently Critical** **Immediate to Two Years**

**ADA RESTROOM UPGRADE**

**Project Index #: 0340ADA2  
Construction Cost \$18,600**

The Adolescent Services section of the building does not have an accessible restroom. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project. This project or a portion there of was previously recommended in the FCA report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$261,410**  
**Necessary - Not Yet Critical** **Two to Four Years**

**CARPET REPLACEMENT**

**Project Index #: 0340INT3  
Construction Cost \$60,240**

The carpet in the Adolescent Services section of 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. The estimate is based on replacing approximately 6,000 square feet of carpet. This project or a portion there of was previously recommended in the FCA report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**EXTERIOR DOOR REPLACEMENT**

**Project Index #: 0340EXT4  
Construction Cost \$52,220**

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 all of the exterior metal man door assemblies with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate. This project or a portion there of was previously recommended in the FCA report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**WATER HEATER REPLACEMENT**

**Project Index #: 0340PLM1  
Construction Cost \$7,000**

There are two 80 gallon gas-fired water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 3-4 years. It is recommended that two new gas-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate. This project or a portion there of was previously recommended in the FCA report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 0340ENR2**

**Construction Cost \$141,950**

**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 approximately 85 units. Removal and disposal of the existing windows is included in this estimate.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$258,390**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0340EXT3**

**Construction Cost \$129,195**

**EXTERIOR FINISHES**

The painted exterior finishes are in fair condition. 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 are cleaning and sealing the brick masonry, painting the painted finishes and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0340INT2**

**Construction Cost \$129,195**

**INTERIOR FINISHES**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 9 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:**

<b>Gross Area (square feet): 25,839</b>	<b>IBC Occupancy Type 1: 100 % B</b>
<b>Year Constructed: 1958</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 100 % Brick Masonry</b>	<b>Construction Type: Brick Masonry and Steel</b>
<b>Exterior Finish 2: %</b>	<b>IBC Construction Type: III-A</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Supressed: 100 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$18,600</b>	<b>Project Construction Cost per Square Foot: \$20.84</b>
<b>Priority Class 2: \$261,410</b>	<b>Total Facility Replacement Construction Cost: \$7,752,000</b>
<b>Priority Class 3: \$258,390</b>	<b>Facility Replacement Cost per Square Foot: \$300</b>
<b>Grand Total: \$538,400</b>	<b>FCNI: 7%</b>



**BUILDING #10**

SPWD Facility Condition Analysis - 0339

Survey Date: 10/18/2017

**BUILDING #10  
BUILDING REPORT**

This facility has reached the end of its useful life. A request for replacement facilities and demolition of this building has been initiated.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$680,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**Project Index #: 0339SFT3**  
**Construction Cost \$680,000**

**DEMOLISH STRUCTURE**

The structure is delapidated and deteriorating and has reached the end of its useful life. The structure is approaching 70 years of age, and has been vacant for the past 15 years. This project would provide funding for the demolition and disposal of the building and install asphalt paving to match surrounding areas.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 17,849	<b>IBC Occupancy Type 1:</b> 40 % A-3
<b>Year Constructed:</b> 1954	<b>IBC Occupancy Type 2:</b> 60 % B
<b>Exterior Finish 1:</b> 100 % Brick Masonry	<b>Construction Type:</b> Brick Masonry and Steel
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> III-A
<b>Number of Levels (Floors):</b> 1 <b>Basement?</b> Yes	<b>Percent Fire Supressed:</b> 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$0	<b>Project Construction Cost per Square Foot:</b> \$38.10
<b>Priority Class 2:</b> \$680,000	<b>Total Facility Replacement Construction Cost:</b> \$2,742,000
<b>Priority Class 3:</b> \$0	<b>Facility Replacement Cost per Square Foot:</b> \$154
<b>Grand Total:</b> \$680,000	<b>FCNI:</b> 25%

**GROUP HOME - BUILDING #8C**

SPWD Facility Condition Analysis - 0334

Survey Date: 10/18/2017

**GROUP HOME - BUILDING #8C**  
**BUILDING REPORT**

The Group Home is a brick masonry building with a new asphalt composition hip roof and a concrete slab/ foundation. The center of the roof contains a single-ply membrane roof well which contains the HVAC packaged units. The interior contains a "duplex style" layout including bedrooms, bathrooms, living spaces, kitchen / dining areas and a central administrative office area. There are also two wood burning masonry fireplaces. The building does have a fire alarm and sprinkler system.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$18,600**  
**Currently Critical** **Immediate to Two Years**

**LEVER HARDWARE INSTALLATION**

**Project Index #: 0334ADA3**  
**Construction Cost \$18,600**

Section 4.13.9 of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. It is recommended that compliant hardware be installed in this building to meet these guidelines. This project would provide for the purchase and installation of 15 lever action hardware to be placed on all the interior doors.

This project or a portion thereof was previously recommended in the FCA report dated 06/28/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$459,020**  
**Necessary - Not Yet Critical** **Two to Four Years**

**HVAC EQUIPMENT REPLACEMENT**

**Project Index #: 0334HVA3**  
**Construction Cost \$386,000**

The HVAC system was installed in 1999 and should be scheduled for replacement. It consists of roof mounted packaged units and window mounted evaporative coolers. 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.

This project or a portion thereof was previously recommended in the FCA report dated 06/28/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**ROOF HATCH**

**Project Index #: 0334EXT3**  
**Construction Cost \$6,220**

The roof hatch is broken and needs to be replaced. This project would provide for the purchase and installation of a new roof hatch. This estimate includes removal and disposal of the existing damaged hatch and any patching and / or repairs to the roof membrane.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 0334ENR2**  
**Construction Cost \$66,800**

**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 approximately 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 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$52,370**  
**Long-Term Needs** **Four to Ten Years**

**Project Index #: 0334EXT5**  
**Construction Cost \$26,185**

**EXTERIOR FINISHES**

The painted exterior finishes were in good condition. 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 are cleaning and sealing the brick masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0334INT1**  
**Construction Cost \$26,185**

**INTERIOR FINISHES**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 9 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:**

<b>Gross Area (square feet): 5,237</b>	<b>IBC Occupancy Type 1: 100 % R-4</b>
<b>Year Constructed: 1977</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 100 % Brick Masonry</b>	<b>Construction Type: Brick masonry, wood and steel</b>
<b>Exterior Finish 2: %</b>	<b>IBC Construction Type: V-A</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Supressed: 100 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$18,600</b>	<b>Project Construction Cost per Square Foot: \$101.20</b>
<b>Priority Class 2: \$459,020</b>	<b>Total Facility Replacement Construction Cost: \$1,178,000</b>
<b>Priority Class 3: \$52,370</b>	<b>Facility Replacement Cost per Square Foot: \$225</b>
<b>Grand Total: \$529,990</b>	<b>FCNI: 45%</b>

**GROUP HOME - BUILDING #8B**

SPWD Facility Condition Analysis - 0333

Survey Date: 10/18/2017

**GROUP HOME - BUILDING #8B**

**BUILDING REPORT**

The Group Home is a brick masonry building with a new asphalt composition hip roof and a concrete slab/ foundation. The center of the roof contains a single-ply membrane roof well which contains the HVAC packaged units. The interior contains a "duplex style" layout including bedrooms, bathrooms, living spaces, kitchen / dining areas and a central administrative office area. There are also two wood burning masonry fireplaces. The building is not ADA compliant but does have a fire alarm and sprinkler system.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects: \$39,500**

**Currently Critical**

**Immediate to Two Years**

**ADA RESTROOM REMODEL**

**Project Index #: 0333ADA5  
Construction Cost \$30,000**

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 two restrooms is necessary. This project would provide funding for construction of two unisex accessible restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**ADA SIGNAGE**

**Project Index #: 0333ADA4  
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. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA report dated 06/28/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**LEVER HARDWARE INSTALLATION**

**Project Index #: 0333ADA3  
Construction Cost \$7,500**

Section 4.13.9 of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. It is recommended that compliant hardware be installed in this building to meet these guidelines. This project would provide for the purchase and installation of 15 lever action hardware to be placed on all the interior doors. This project or a portion thereof was previously recommended in the FCA report dated 06/28/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**ROOF CLEANING / REPAIRS**

**Project Index #: 0333EXT2  
Construction Cost \$500**

The roof on this building was in fair condition at the time of the survey. The roof has a few seams that need to be sealed and miscellaneous debris and dirt though out. This project would provide funding to seal the seams and clean off the dirt and debris from the roof. The removal of debris and cleaning must be in conformance with the roofing manufacture's specifications so as not to void the warranty. This project applies to the single-ply membrane portion of the roof. This project or a portion thereof was previously recommended in the FCA report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$486,300**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 0333HVA2**

**Construction Cost \$386,000**

**HVAC EQUIPMENT REPLACEMENT**

The HVAC system was installed in 1999 and should be scheduled for replacement. It consists of roof mounted packaged units and window mounted evaporative coolers. 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.

This project or a portion thereof was previously recommended in the FCA report dated 06/28/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 0333INT2**

**Construction Cost \$30,000**

**KITCHEN REMODEL**

The two kitchens are 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.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 0333EXT3**

**Construction Cost \$3,500**

**ROOF HATCH**

The roof hatch is broken and needs to be replaced. This project would provide for the purchase and installation of a new roof hatch. This estimate includes removal and disposal of the existing damaged hatch and any patching and / or repairs to the roof membrane.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 0333ENR2**

**Construction Cost \$66,800**

**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 approximately 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 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$52,370**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0333EXT4**

**Construction Cost \$26,185**

**EXTERIOR FINISHES**

The exterior finishes are in fair condition. 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 are cleaning and sealing the brick masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 5 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0333INT1**

**Construction Cost \$26,185**

**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:**

<b>Gross Area (square feet):</b> 5,237	<b>IBC Occupancy Type 1:</b> 100 % R-4
<b>Year Constructed:</b> 1977	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Brick Masonry	<b>Construction Type:</b> Brick masonry, wood and steel
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-A
<b>Number of Levels (Floors):</b> 1 <b>Basement?</b> No	<b>Percent Fire Supressed:</b> 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$39,500	<b>Project Construction Cost per Square Foot:</b> \$110.40
<b>Priority Class 2:</b> \$486,300	<b>Total Facility Replacement Construction Cost:</b> \$1,178,000
<b>Priority Class 3:</b> \$52,370	<b>Facility Replacement Cost per Square Foot:</b> \$225
<b>Grand Total:</b> \$578,170	<b>FCNI:</b> 49%

LAB/PHARMACY - BUILDING #3

SPWD Facility Condition Analysis - 0331

Survey Date: 10/18/2017

**LAB/PHARMACY - BUILDING #3**

**BUILDING REPORT**

Typical of buildings from this era (1925) the building is not insulated and the windows are single pane. It is constructed of unreinforced masonry (URM). This building also has many needs with its utilities and issues with ADA code compliance and seismic upgrades. The building is in fair shape, considering the age. A small portion of the 1st floor is occupied by the Pharmacy and the balance has been vacant since 2008.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$8,250,000**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 0331SFT1**

**Construction Cost \$8,250,000**

**BUILDING RENOVATION AND SEISMIC RETROFIT**

Structurally, the building appears to be in good condition, however, it is unreinforced masonry built in 1925. Much of the floor and wall coverings in this building contain asbestos and lead. The building interior is in very poor condition. Due to these conditions, it is recommended that a full building renovation take place, including asbestos abatement and seismic retrofit.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 15,344</b>	<b>IBC Occupancy Type 1: 50 % I-1.1</b>
<b>Year Constructed: 1925</b>	<b>IBC Occupancy Type 2: 50 % B</b>
<b>Exterior Finish 1: 100 % Brick Masonry</b>	<b>Construction Type: Brick masonry, steel and concrete</b>
<b>Exterior Finish 2: %</b>	<b>IBC Construction Type: III-A</b>
<b>Number of Levels (Floors): 2</b>	<b>Percent Fire Supressed: 100 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$0</b>	<b>Project Construction Cost per Square Foot: \$537.67</b>
<b>Priority Class 2: \$8,250,000</b>	<b>Total Facility Replacement Construction Cost: \$4,603,000</b>
<b>Priority Class 3: \$0</b>	<b>Facility Replacement Cost per Square Foot: \$300</b>
<b>Grand Total: \$8,250,000</b>	<b>FCNI: 179%</b>

**GROUP HOME - BUILDING #8A**

SPWD Facility Condition Analysis - 0330

Survey Date: 10/18/2017

**GROUP HOME - BUILDING #8A**

**BUILDING REPORT**

The Adolescent Group Home is a brick masonry building with a new asphalt composition hip roof and a concrete slab/ foundation. The center of the roof contains a single-ply membrane roof well which contains the HVAC packaged units. The interior contains a "duplex style" layout including bedrooms, bathrooms, living spaces, kitchen / dining areas and a central administrative office area. There are also two wood burning masonry fireplaces. The building is in fair to good shape.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects: \$12,900**

**Currently Critical**

**Immediate to Two Years**

**ADA SIGNAGE**

**Project Index #: 0330ADA4**

**Construction Cost \$3,100**

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. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/28/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**LEVER HARDWARE INSTALLATION**

**Project Index #: 0330ADA3**

**Construction Cost \$9,200**

Section 4.13.9 of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. It is recommended that compliant hardware be installed in this building to meet these guidelines. This project would provide for the purchase and installation of 15 lever action hardware to be placed on all the interior doors.

This project or a portion thereof was previously recommended in the FCA report dated 06/28/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**ROOF CLEANING / REPAIRS**

**Project Index #: 0330EXT2**

**Construction Cost \$600**

The roof on this building was in fair condition at the time of the survey. The roof has a few seams that need to be sealed and miscellaneous debris and dirt though out. This project would provide funding to seal the seams and clean off the dirt and debris from the roof. The removal of debris and cleaning must be in conformance with the roofing manufacture's specifications so as not to void the warranty. This project applies to the single-ply membrane portion of the roof.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.



**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$179,700**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 0330HVA3**

**Construction Cost \$96,600**

**HVAC EQUIPMENT REPLACEMENT**

The HVAC system was installed in 1999 and should be scheduled for replacement. It consists of roof mounted packaged units and window mounted evaporative coolers. The system is not energy efficient and has reached the end of its expected and useful life. Also, the air conditioner compressor is not functioning. 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.

This project or a portion thereof was previously recommended in the FCA report dated 06/28/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 0330INT2**

**Construction Cost \$30,800**

**KITCHEN REMODEL**

The two kitchens are 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.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 0330EXT3**

**Construction Cost \$3,100**

**ROOF HATCH**

The roof hatch is broken and needs to be replaced. This project would provide for the purchase and installation of a new roof hatch. This estimate includes removal and disposal of the existing damaged hatch and any patching and / or repairs to the roof membrane.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 0330ENR2**

**Construction Cost \$49,200**

**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 approximately 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 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$58,385**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0330EXT5**

**Construction Cost \$26,185**

**EXTERIOR FINISHES**

The exterior painted surfaces are in fair condition. 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 are cleaning and sealing the brick masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0330INT1**

**Construction Cost \$32,200**

**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:**

<b>Gross Area (square feet):</b> 5,237	<b>IBC Occupancy Type 1:</b> 100 % R-4
<b>Year Constructed:</b> 1977	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Brick Masonry	<b>Construction Type:</b> Brick masonry, wood and steel
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-A
<b>Number of Levels (Floors):</b> 1 <b>Basement?</b> No	<b>Percent Fire Supressed:</b> 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$12,900	<b>Project Construction Cost per Square Foot:</b> \$47.93
<b>Priority Class 2:</b> \$179,700	<b>Total Facility Replacement Construction Cost:</b> \$1,178,000
<b>Priority Class 3:</b> \$58,385	<b>Facility Replacement Cost per Square Foot:</b> \$225
<b>Grand Total:</b> \$250,985	<b>FCNI:</b> 21%

**BUILDING #4 (VACANT)**

SPWD Facility Condition Analysis - 0329

Survey Date: 10/18/2017

**BUILDING #4 (VACANT)**

**BUILDING REPORT**

Building No. 4, a brick masonry and steel structure is a two level structure with a basement. The facility is in fair to poor shape and is showing it's age. The interior finishes are worn, and the building is lacking ADA accessibility including restrooms.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$730,000**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 0329SFT2**

**Construction Cost \$730,000**

**DEMOLISH STRUCTURE**

The structure is delapidated and deteriorating and has reached the end of its useful life. The structure is approaching 60 years of age, and has been vacant for the past 15 years. This project would provide funding for the demolition and disposal of the building and install backfill to match surrounding area.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 19,325</b>	<b>IBC Occupancy Type 1: 100 % B</b>
<b>Year Constructed: 1961</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 60 % Brick Masonry</b>	<b>Construction Type: Brick masonry, concrete and steel</b>
<b>Exterior Finish 2: 40 % Glass and Aluminum</b>	<b>IBC Construction Type: III-A</b>
<b>Number of Levels (Floors): 2</b>	<b>Basement? Yes</b>
	<b>Percent Fire Supressed: 100 %</b>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$37.77</b>
<b>Priority Class 2:</b>	<b>\$730,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$5,798,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$300</b>
<b>Grand Total:</b>	<b>\$730,000</b>	<b>FCNI:</b>	<b>13%</b>

**LIBRARY/MEETING ROOMS - BUILDING #2A**  
**BUILDING REPORT**

Building 2-A is a brick masonry and wood framed structure with a wood shingle roof on a concrete slab/foundation. There is a single-ply membrane roof (replaced in 2017) well in the center that contains the roof top HVAC equipment. The facility contains the library, CORE program and Outpatient Services.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$11,990**  
**Currently Critical** **Immediate to Two Years**

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION** **Project Index #: 0328ADA4**  
**Construction Cost \$5,000**

This building contains a water fountain. The 2006 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA reports dated 06/05/2012.. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**EXIT SIGN & EGRESS LIGHTING UPGRADE** **Project Index #: 0328SFT1**  
**Construction Cost \$6,990**

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 - 2018 Chapter 10 was referenced for this project. This project or a portion thereof was previously recommended in the FCA reports dated 10/27/1999, 06/26/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$43,400**  
**Necessary - Not Yet Critical** **Two to Four Years**

**CEILING SYSTEM REPLACEMENT** **Project Index #: 0328INT3**  
**Construction Cost \$10,000**

The Meeting Room on the north side of the building has a suspended acoustical tile ceiling system that is old and should be scheduled for replacement. The t-bar framing is bent in some areas and many ceiling tiles are damaged and stained. This project would provide for the replacement of the suspended acoustical tile ceiling system including the framing, acoustical tile and seismic bracing assemblies. Removal and disposal of the existing ceiling system is included in this estimate. This project or a portion thereof was previously recommended in the FCA reports dated 06/05/2012.. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**WINDOW REPLACEMENT** **Project Index #: 0328ENR1**  
**Construction Cost \$33,400**

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 approximately 20 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 reports dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$441,890**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0328EXT5**

**Construction Cost \$27,945**

**EXTERIOR FINISHES**

The painted exterior finishes are in good condition. 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 are cleaning and sealing the brick masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0328ENR2**

**Construction Cost \$386,000**

**HVAC EQUIPMENT REPLACEMENT**

The roof mounted HVAC unit was installed in 1999 and should be scheduled for replacement. 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 unit 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. This project or a portion thereof was previously recommended in the FCA reports dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 0328INT2**

**Construction Cost \$27,945**

**INTERIOR FINISHES**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 9 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:**

<b>Gross Area (square feet): 5,589</b>	<b>IBC Occupancy Type 1: 50 % A-3</b>
<b>Year Constructed: 1977</b>	<b>IBC Occupancy Type 2: 50 % B</b>
<b>Exterior Finish 1: 90 % Brick masonry</b>	<b>Construction Type: Brick masonry, wood and steel</b>
<b>Exterior Finish 2: 10 % Glass and Aluminum</b>	<b>IBC Construction Type: III-A</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Supressed: 100 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$11,990</b>	<b>Project Construction Cost per Square Foot: \$88.97</b>
<b>Priority Class 2: \$43,400</b>	<b>Total Facility Replacement Construction Cost: \$1,677,000</b>
<b>Priority Class 3: \$441,890</b>	<b>Facility Replacement Cost per Square Foot: \$300</b>
<b>Grand Total: \$497,280</b>	<b>FCNI: 30%</b>

**CANTEEN - DROP-IN CENTER - BUILDING #2**  
**BUILDING REPORT**

Building 2 is a painted concrete masonry unit and steel framed structure with a single-ply roof membrane on a concrete slab/ foundation. It contains the Canteen, CAC and a large gymnasium/ drop-in center. The facility is showing signs of it's age. The finishes are in fair condition and there is some obsolete theater equipment that is no longer being used. The structure appears to be in fair shape.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$14,790**  
**Currently Critical** **Immediate to Two Years**

**EXIT SIGN & EGRESS LIGHTING UPGRADE**

**Project Index #: 0327SFT1**  
**Construction Cost \$14,790**

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 - 2018 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 10/27/1999, 06/26/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$1,342,780**  
**Necessary - Not Yet Critical** **Two to Four Years**

**BOILER REPLACEMENT**

**Project Index #: 0327HVA4**  
**Construction Cost \$430,000**

The hot water boiler servicing the building is old and has reached the end of its useful life. Replacement parts for performing routine and emergency maintenance are hard to find for this older equipment. The pumps, piping, controls and valves should be replaced for the same reasons. This project would provide for the removal and disposal of the existing boiler, pumps, piping and controls and replacement with new equipment including all required connections to utilities and equipment. The existing chemical water treatment system will need to be tested and adjusted once equipment is operational.

**ELECTRICAL UPGRADE**

**Project Index #: 0327ELE2**  
**Construction Cost \$600,000**

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. Numerous safety issues, missing duplex covers, and painted receptacles are present. It is recommended the entire system be upgraded to meet the evolving needs of the building including a comprehensive rewiring and replacement of outdated and failing outlets, switches and panels, and adding additional capacity for anticipated needs.

This project or a portion thereof was previously recommended in the FCA report dated 06/26/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 0327INT4**  
**Construction Cost \$70,280**

**FLOORING REPLACEMENT**

The sheet vinyl flooring in the gymnasium is damaged and reaching the end of its useful life. The gymnasium is the main indoor recreational facility on the site. It is a multi-purpose room where games can be played or different types of gatherings may occur. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base in the next 2-3 years.

This project or a portion thereof was previously recommended in the FCA reports dated 10/27/1999, 06/26/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 0327INT2**  
**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.

This project or a portion thereof was previously recommended in the FCA reports dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 0327EXT5**  
**Construction Cost \$222,600**

**ROOF REPLACEMENT**

The roof on this building was in fair to poor condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 2008. It is recommended that this building be re-roofed in the next 2 - 3 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion thereof was previously recommended in the FCA reports dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 0327EXT4**  
**Construction Cost \$18,500**

**SOFFIT REPLACEMENT**

The exterior soffits around the building are weather beaten, broken and are showing signs of considerable wear. It appears that this type of suspended ceiling soffit is not holding up well against the inclement weather in this climate. This project would provide funding to replace the soffits with a more durable system.

This project or a portion thereof was previously recommended in the FCA reports dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$103,050**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0327EXT3**  
**Construction Cost \$49,195**

**EXTERIOR FINISHES**

The exterior finishes are in fair condition. 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 painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0327INT3**  
**Construction Cost \$49,195**

**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.

**Project Index #: 0327PLM1**

**Construction Cost \$4,660**

**WATER HEATER REPLACEMENT**

There is a 50 gallon electric 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 6-7 years. It is recommended that a new gas-fired water heater be installed for more efficient use of energy. This estimate includes: 100 feet of gas pipe, fittings, couplers, and labor for installation. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA reports dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**BUILDING INFORMATION:**

**Gross Area (square feet): 11,828**

**Year Constructed: 1961**

**Exterior Finish 1: 100 % Painted CMU**

**Exterior Finish 2: %**

**IBC Occupancy Type 1: 80 % A-3**

**IBC Occupancy Type 2: 20 % B**

**Construction Type: Concrete masonry, steel and**

**IBC Construction Type: III-A**

**Number of Levels (Floors): 1      Basement?    No**

**Percent Fire Supressed: 100 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

**Priority Class 1:      \$14,790**

**Priority Class 2:      \$1,342,780**

**Priority Class 3:      \$103,050**

**Grand Total:      \$1,460,620**

**Project Construction Cost per Square Foot:      \$123.49**

**Total Facility Replacement Construction Cost:      \$2,952,000**

**Facility Replacement Cost per Square Foot:      \$250**

**FCNI:      49%**



**ADMINISTRATION - BUILDING #1**

SPWD Facility Condition Analysis - 0326

Survey Date: 10/18/2017

**ADMINISTRATION - BUILDING #1**

**BUILDING REPORT**

This building is a two story brick masonry building that houses mostly offices for Administrative personnel, patient accounts, mental health court, personnel, program evaluation and billing / payroll services.

The original portion of this building was built in the early 1920s and an addition constructed in 1962. Typical of buildings from this era the building is not insulated and the windows are single pane. It also does not meet current seismic related codes. This building also has many needs with its utilities and issues with ADA code compliance.

Overall, the facility is in good shape.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects: \$1,044,400**

**Currently Critical**

**Immediate to Two Years**

**ADA RESTROOM UPGRADE**

**Project Index #: 0326ADA6**

**Construction Cost \$49,700**

The staff restrooms near the Lobby do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms into ADA compliant restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**ADA SIGNAGE**

**Project Index #: 0326ADA9**

**Construction Cost \$4,000**

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. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**BREAK ROOM REMODEL**

**Project Index #: 0326ADA7**

**Construction Cost \$40,000**

The kitchenette and associated cabinets in the four employee break rooms 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 - 2018, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.

This project or a portion thereof was previously recommended in the FCA reports dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 0326ADA8**  
**Construction Cost \$10,000**

#### **DRINKING FOUNTAIN REPLACEMENT**

This building contains water fountains on each floor that are not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of four drinking fountains to meet the ADA requirements, two on each floor.

This project or a portion thereof was previously recommended in the FCA reports dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 0326ADA10**  
**Construction Cost \$852,900**

#### **ELEVATOR INSTALLATION**

There is no elevator in the building to provide an accessible path of travel to the 2nd floor. This building is required to have an accessible path of travel to the 2nd floor if an employee with disabilities is stationed on the 2nd floor per the Americans with Disabilities Act (ADA) regulations. This project would provide for an accessible elevator to be installed to access the 2nd floor of the building. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 0326SFT2**  
**Construction Cost \$7,000**

#### **EXIT SIGN & EGRESS LIGHTING UPGRADE**

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 - 2018 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 02/06/2004, 06/27/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 0326ADA2**  
**Construction Cost \$25,000**

#### **INTERIOR STAIR HANDRAIL REPLACEMENT**

The stair handrails are older and do not meet code for safety or accessibility. The gripping surfaces are incorrect and they are not continuous from the top to bottom landings. This project recommends the installation of handrails on both sides of the stairs, with proper returns and supports at three separate flights of stairs. Removal and disposal of the existing railing is included. NRS 338.180, 2018 IBC Chapter 10, Section 1012, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/27/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 0326ADA4**  
**Construction Cost \$55,800**

#### **LEVER HARDWARE INSTALLATION**

Section 4.13.9 of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. It is recommended that compliant hardware be installed on approximately 45 interior doors to meet these guidelines.

This project or a portion thereof was previously recommended in the FCA report dated 06/27/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$5,094,290**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 0326HVA5**

**Construction Cost \$430,000**

**BOILER REPLACEMENT**

The hot water boiler servicing the building is old and has reached the end of its useful life. Replacement parts for performing routine and emergency maintenance are hard to find for this older equipment. The pumps, piping, controls and valves should be replaced for the same reasons. This project would provide for the removal and disposal of the existing boiler, pumps, piping and controls and replacement with new equipment including all required connections to utilities and equipment. The existing chemical water treatment system will need to be tested and adjusted once equipment is operational.

**Project Index #: 0326INT4**

**Construction Cost \$216,000**

**CEILING SYSTEM REPLACEMENT**

The 2nd floor of this building has a suspended acoustical tile ceiling system. The t-bar framing is bent and damaged in many areas and a number of the ceiling tiles are damaged and stained. This project would provide for the replacement of the suspended acoustical tile ceiling system. Removal and disposal of the existing ceiling system is included in this estimate.

This project or a portion thereof was previously recommended in the FCA reports dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 0326ELE2**

**Construction Cost \$2,855,000**

**ELECTRICAL UPGRADE**

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. Numerous safety issues including non-GFCI outlets in restrooms or near sinks, missing duplex covers and painted receptacles are present. It is recommended the entire system be upgraded to meet the evolving needs of the building including a comprehensive rewiring and replacement of outdated and failing outlets, switches and panels, and adding additional capacity for anticipated needs.

This project or a portion thereof was previously recommended in the FCA report dated 02/06/2004, 06/27/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 0326EXT5**

**Construction Cost \$24,600**

**EXTERIOR DOOR REPLACEMENT**

The storefront system at the entrance and the exterior metal man 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 storefront system and all of the metal man doors except the new ADA door on the east side of the building with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

This project or a portion thereof was previously recommended in the FCA reports dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 0326HVA4**

**Construction Cost \$284,700**

**HVAC REPLACEMENT IN ANNEX**

The existing window heatpumps currently serving the annex are inadequate and do not provide the required outdoor air ventilation required by the Mechanical Code. The project will install a packaged rooftop unit and associated ductwork, air distribution and temperature control system. Removal and disposal of the existing equipment is included in this project.

**Project Index #: 0326INT8**  
**Construction Cost \$1,740**

**JANITORS CLOSET REPAIRS**

The mop sink in the Janitors Closet in Room 119 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. This project or a portion thereof was previously recommended in the FCA report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 0326INT6**  
**Construction Cost \$160,000**

**RESTROOM REMODEL**

The eight restrooms in the north and south wings of the building are over 30 years old and in overall poor condition. The finishes, fixtures, cabinets, partitions, toilets 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.

This project or a portion thereof was previously recommended in the FCA report dated 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 0326EXT1**  
**Construction Cost \$263,500**

**ROOF REPLACEMENT**

The warranty for the roof on this building expired in 2008. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion thereof was previously recommended in the FCA report dated 06/27/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2017.

**Project Index #: 0326INT9**  
**Construction Cost \$37,500**

**SHOWER ROOM REMOVAL / DEMOLITION**

The Men's and Women's shower rooms on the 2nd floor are over 30 years old and in overall poor condition. The finishes, fixtures and exhaust fans are showing signs of severe wear and deterioration. This project recommends a complete removal of the showers and retrofit as functional work space. The removal and disposal of the existing fixtures and finishes is included in this estimate.

**Project Index #: 0326EXT2**  
**Construction Cost \$821,250**

**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 approximately 250 units. Removal and disposal of the existing windows is included in this estimate. Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

This project or a portion thereof was previously recommended in the FCA report dated 02/06/2004, 06/27/2006 and 06/05/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/05/2012.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$273,740**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0326EXT4**

**Construction Cost \$136,870**

**EXTERIOR FINISHES**

The exterior finishes are in fair condition. 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 are cleaning and sealing the brick masonry and concrete accents and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0326INT2**

**Construction Cost \$136,870**

**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:**

<b>Gross Area (square feet): 32,933</b>	<b>IBC Occupancy Type 1: 100 % B</b>
<b>Year Constructed: 1920</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 90 % Brick Masonry</b>	<b>Construction Type: Brick masonry and concrete</b>
<b>Exterior Finish 2: 10 % Glass and Aluminum</b>	<b>IBC Construction Type: II-A</b>
<b>Number of Levels (Floors): 2</b>	<b>Percent Fire Supressed: 100 %</b>
<b>Basement? Yes</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$1,044,400</b>	<b>Project Construction Cost per Square Foot: \$194.71</b>
<b>Priority Class 2: \$5,094,290</b>	<b>Total Facility Replacement Construction Cost: \$8,212,000</b>
<b>Priority Class 3: \$273,740</b>	<b>Facility Replacement Cost per Square Foot: \$249</b>
<b>Grand Total: \$6,412,430</b>	<b>FCNI: 78%</b>

**NOTES:**

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

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

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

**REPORT DEVELOPMENT:**

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





Northern Nevada Adult Mental Health Services Site – FCA Site #9985  
Description: Concrete & Paving Upgrade Sitewide.



Northern Nevada Adult Mental Health Services Site – FCA Site #9985  
Description: Concrete & Paving Upgrade Sitewide.





Northern Nevada Adult Mental Health Services Site – FCA Site #9985  
Description: Sitewide Exterior Lighting Upgrades.



Central Kitchen – Building #26 – FCA Building #2725  
Description: Exterior of the Building.



Parking / Shade Ramada – FCA Building #2677  
Description: View of the Building.



Dini-Townsend Hospital – Building #25 – FCA Building #2449  
Description: Exterior of the Building.





Dini-Townsend Hospital – Building #25 – FCA Building #2449  
Description: Mechanical Room.



Dini-Townsend Hospital – Building #25 – FCA Building #2449  
Description: View of the Building Interior.





Building #12 – Historical (Vacant) – FCA Building #2059  
Description: Exterior of the Building.



Group Home – Building #14 – FCA Building #1958  
Description: Exterior of the Building.





Gazebo – FCA Building #0976  
Description: Exterior of the Structure.



Gazebo Restroom – Building #27 – FCA Building #0521  
Description: Demolish Structure Recommendation.





Maintenance / Housekeeping – Building #22 – FCA Building #0353  
Description: Exterior of the Building.



Maintenance / Housekeeping – Building #22 – FCA Building #0353  
Description: Interior of the Training Room.





Maintenance / Housekeeping – Building #22 – FCA Building #0353  
Description: Overhead Door Replacement.



Medication Clinic – Building #5 – FCA Building #0352  
Description: Exterior of the Building.





Medication Clinic – Building #5 – FCA Building #0352  
Description: Boiler Replacement.



Warehouse / Purchasing – Building #21 – FCA Building #0348  
Description: Exterior of the Building.





Generator Building – Building #20 – FCA Building #0347  
Description: Exterior of the Building.



Group Home – Building #15 – FCA Building #0343  
Description: Exterior of the Building & Window Replacement.



Building #8 – FCA Building #0340  
Description: Exterior of the Main Entry.



Building #8 – FCA Building #0340  
Description: Window Replacement.





Building #10 – FCA Building #0339  
Description: Demolish Structure Recommendation.



Group Home – Building #8C – FCA Building #0334  
Description: Exterior of the Building.





Group Home – Building #8B – FCA Building #0333  
Description: Exterior of the Building.



Lab / Pharmacy – Building #3 – FCA Building #0331  
Description: Exterior of the Building.





**Group Home – Building #8A – FCA Building #0330**  
Description: Exterior of the building.



**Building #4 (Vacant) – FCA Building #0329**  
Description: Demolish Structure Recommendation.





Library / Meeting Rooms – Building #2A – FCA Building #0328  
Description: Exterior Finishes of the Building.



Canteen – Drop In Center – Building #2 – FCA Building #0327  
Description: Exterior of the Building.





Administration – Building #1 – FCA Building #0326  
Description: Exterior of the building.



Administration – Building #1 – FCA Building #0326  
Description: Break Room Remodel.



Administration – Building #1 – FCA Building #0326  
Description: Interior Stair Handrail Replacement.



Administration – Building #1 – FCA Building #0326  
Description: Lever Hardware Installation.