

State of Nevada
Department of Health & Human Services
Division of Child & Family Services

SOUTHERN NEVADA CHILD & ADOLESCENT SERVICES

6171 West Charleston Blvd.
Las Vegas, Nevada 89146

Site Number: 9991
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in October 2021

State of Nevada
Department of Health & Human Services
Division of Child & Family 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: 9991

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
1992	#14 RESIDENTIAL UNIT 6171 West Charleston Blvd. Las Vegas	4610	1981	10/5/2021	\$493,100	\$155,400	\$55,400	\$703,900	\$1,383,000	51%
0357	#11 RESIDENTIAL UNIT 6171 West Charleston Blvd. Las Vegas	9265	1981	10/5/2021	\$642,300	\$215,000	\$146,700	\$1,004,000	\$2,779,500	36%
0358	#12 RESIDENTIAL PROGRAMS SOCIAL SERVICES 6171 West Charleston Blvd. Las Vegas	9265	1981	10/5/2021	\$640,800	\$219,000	\$118,700	\$978,500	\$2,779,500	35%
0354	#7 WEST NBHD FAMILY SERVICES CENTER 6171 West Charleston Blvd. Las Vegas	12500	1974	10/5/2021	\$25,200	\$1,227,500	\$439,300	\$1,692,000	\$5,000,000	34%
0363	#16 EARLY CHILDHOOD SERVICES 6171 West Charleston Blvd. Las Vegas	3024	1995	10/5/2021	\$15,200	\$110,500	\$18,400	\$144,100	\$756,000	19%
1991	#13 RESIDENTIAL UNIT 6171 West Charleston Blvd. Las Vegas	4610	1981	10/5/2021	\$17,600	\$155,400	\$55,400	\$228,400	\$1,383,000	17%
0359	#8 ADMINISTRATION/OFFICE FACILITY 6171 West Charleston Blvd. Las Vegas	5200	1981	10/5/2021	\$102,000	\$62,300	\$62,400	\$226,700	\$1,560,000	15%
1995	POOLHOUSE/STORAGE 6171 West Charleston Blvd. Las Vegas	836	1981	10/5/2021	\$0	\$4,000	\$12,580	\$16,580	\$125,400	13%
1994	#17 DESERT WILLOW TREATMENT CENTER 6171 West Charleston Blvd. Las Vegas	58400	1998	10/5/2021	\$916,000	\$1,286,100	\$700,800	\$2,902,900	\$26,864,000	11%
1993	#15 WEST NEIGHBORHOOD FAMILY SERVICES 6171 West Charleston Blvd. Las Vegas	6580	1981	10/5/2021	\$23,300	\$108,900	\$79,000	\$211,200	\$1,974,000	11%
0355	#9 FISCAL / PAYROLL SERVICES 6171 West Charleston Blvd. Las Vegas	4000	1974	10/5/2021	\$26,000	\$21,000	\$48,000	\$95,000	\$1,200,000	8%
0356	#10 WRAPAROUND 6171 West Charleston Blvd. Las Vegas	4000	1974	10/5/2021	\$41,300	\$0	\$48,000	\$89,300	\$1,200,000	7%
9991	SNCAS SITE 6171 West Charleston Blvd. Las Vegas			10/5/2021	\$950,800	\$100,000	\$211,200	\$1,262,000	\$0	0%
3644	DESERT WILLOW TREATMENT CTR STORAGE SHED 6171 West Charleston Blvd. Las Vegas	144	2015	10/5/2021	\$0	\$0	\$0		\$14,400	
Report Totals.....:		122,434			\$3,893,600	\$3,665,100	\$1,995,880	\$9,554,580	\$47,018,800	20%

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.

SPWD Facility Condition Analysis

Table of Contents

Building Name	Index #	
SNCAS SITE	9991	
DESERT WILLOW TREATMENT CTR STORAGE SHED	3644	No Current Projects
POOLHOUSE/STORAGE	1995	
#17 DESERT WILLOW TREATMENT CENTER	1994	
#15 WEST NEIGHBORHOOD FAMILY SERVICES	1993	
#14 RESIDENTIAL UNIT	1992	
#13 RESIDENTIAL UNIT	1991	
#16 EARLY CHILDHOOD SERVICES	0363	
#8 ADMINISTRATION/OFFICE FACILITY	0359	
#12 RESIDENTIAL PROGRAMS SOCIAL SERVICES	0358	
#11 RESIDENTIAL UNIT	0357	
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#9 FISCAL / PAYROLL SERVICES	0355	
#7 WEST NBHD FAMILY SERVICES CENTER	0354	

SNCAS SITE

SPWD Facility Condition Analysis - 9991

Survey Date: 10/5/2021

**SNCAS SITE
BUILDING REPORT**

Southern Nevada Child and Adolescent Services (SNCAS) provides mental health services to children, adolescents and their families. The site is comprised of 12 structures, paved parking, access roads, sidewalks and turf and trees in the landscaped areas. The property is in good condition and well maintained. The site is served by natural gas, electrical, city water and sewer services. There is paved parking areas with ADA compliant parking spaces and signage located in a couple of areas for the public and employees.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$950,800****Currently Critical****Immediate to Two Years****Project Index #: 9991SFT2****Construction Cost \$950,800****SITE SECURITY CAMERA INSTALLATION**

The site has had buildings and vehicles broken into and vandalized. Camera footage could assist with criminal investigations. Camera footage could also assist with employee and client incidents such as runaways and physical altercations. This project will install a surveillance system at buildings 7 through 14, and 16. The project will include fixed cameras and digital storage to retain images for future use.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$100,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9991SEC1****Construction Cost \$100,000****DOOR HARDWARE REPLACEMENT**

The locking mechanisms on the interior and exterior doors across the site are due for replacement. Interior and exterior door hardware appears to have been replaced with ADA compliant hardware. However, there is no master key system between the buildings which requires an enormous number of keys to access all of the buildings. This project would provide for the replacement of the lock cylinders on all of the doors. Hardware may need to be replaced if the existing hardware does not accept replacement lock cylinders.

This project or a portion thereof was previously recommended in the FCA report dated 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$211,200****Long-Term Needs****Four to Ten Years****Project Index #: 9991SIT0****Construction Cost \$211,200****CRACK FILL & SEAL ASPHALT PAVING**

It is important to maintain the asphalt concrete paving on the site in the next 4 - 5 years. This project would provide for minor crack filling and sealing of the 4 parking lots around the SNCAS campus. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 160,000 square feet of asphalt area was used to generate this estimate.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$950,800
Priority Class 2:	\$100,000
Priority Class 3:	\$211,200
Grand Total:	\$1,262,000

POOLHOUSE/STORAGE

SPWD Facility Condition Analysis - 1995

Survey Date: 10/5/2021

**POOLHOUSE/STORAGE
BUILDING REPORT**

The Pool house/Storage building is a wood framed structure with a painted stucco exterior and a mission style tile roof. Previously, the facility contained Men's and Women' restrooms and equipment for the pool which no longer exists. All equipment and fixtures have been removed and it is now used as non-space conditioned storage. It is in fair condition.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$4,000**
Necessary - Not Yet Critical **Two to Four Years**

**Project Index #: 1995EXT2
Construction Cost \$4,000**

WINDOW REPLACEMENT

The windows are original, single pane construction in metal frames. These older windows are drafty and at least one of them is broken. This project recommends replacing the windows with dual pane 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 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$12,580**
Long-Term Needs **Four to Ten Years**

**Project Index #: 1995EXT3
Construction Cost \$8,400**

EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 1995INT1
Construction Cost \$4,180**

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 - 6 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): 836	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1981	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Stucco / EIFS	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$19.83
Priority Class 2: \$4,000	Total Facility Replacement Construction Cost: \$125,000
Priority Class 3: \$12,580	Facility Replacement Cost per Square Foot: \$150
Grand Total: \$16,580	FCNI: 13%

**#17 DESERT WILLOW TREATMENT CENTER
BUILDING REPORT**

The Desert Willow Treatment Center building is a steel and CMU framed structure with a single-ply roof on a concrete slab-on-grade foundation. The roofing system was installed in 1997 with a warranty that expired in 2012. The exterior is CMU and painted IEFS and the interior is painted gypsum board. This facility provides inpatient care and support services for the developmentally disabled. There are Men's and Women's ADA compliant restrooms, inpatient psychiatric units, a main lobby, storage rooms, administration offices and maintenance offices. A mechanical room which has a chiller, 2 boilers and an abandoned water treatment system. The chiller, boilers and pumps were replaced in 2017. The cooling tower, installed in 2012 is located just outside of the mechanical room. It has a fire alarm and sprinkler system. The building is well maintained and in good condition.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$916,000**
Currently Critical **Immediate to Two Years**

ARC FLASH and ELECTRICAL COORDINATION STUDY

Project Index #: 1994ELE1
Construction Cost \$50,000

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

SAFETY ENCLOSURES FOR NURSES STATION

Project Index #: 1994SFT2
Construction Cost \$685,800

Patients at this psychiatric hospital may occasionally react aggressively towards the staff or towards the equipment behind the nurses stations. The existing nursing stations have an open design that lack protective barriers so patients are able to walk into the nursing stations freely. This barrier would serve to protect the state's property and the safety of the clients and staff. This project will design and construct new protective barriers and replace the casework and countertops at the nurse's stations and the front reception desk in the main lobby.

SECURITY CARD ACCESS UPGRADE

Project Index #: 1994SEC1
Construction Cost \$175,000

This building is equipped with a security control system that is outdated and should be scheduled for immediate replacement. Problems exist with the door control panel and door access readers for the client rooms and access doors. The "Checkpoint" system is over ten years old and it is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. Due to the security level of the facility it is imperative that a new system is installed for the safety of the staff, clients and the public. This project addresses replacement of the control panels, computer software and approximately 35 door access card readers.

This project or a portion thereof was previously recommended in the FCA report dated 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 1994SFT1
Construction Cost \$5,200

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$1,286,100

Necessary - Not Yet Critical

Two to Four Years

COURTYARD IMPROVEMENTS

**Project Index #: 1994SIT4
Construction Cost \$32,000**

The building and courtyard walls have considerable damage to the concrete masonry units (CMU) from lawn sprinklers wetting the CMU and poor drainage. Four of the five courtyards are due to be re-worked in order to prevent further damage. This project would remove the turf within three feet of the CMU walls, adjust the sprinklers so they do not wet the walls and re-grade or install French drains to ensure proper drainage out of the courtyards.

This project or a portion thereof was previously recommended in the FCA report dated 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

FLOORING REPLACEMENT

**Project Index #: 1994INT3
Construction Cost \$178,100**

The carpeted floor coverings in the inpatient psychiatric units are in generally poor condition and have reached the end of their serviceable life. This project would provide funding to replace the carpeted floor areas with VCT resilient flooring to improve cleanliness and sanitation.

FRONT ENTRY STOREFRONT DOOR REPLACEMENT

**Project Index #: 1994EXT3
Construction Cost \$5,000**

The front entry storefront doors are damaged from age and general wear and tear and have reached the end of their expected life. They do not open and close smoothly and have problems with the locking mechanisms. This project would provide for the replacement of door assemblies with new storefront doors 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 report dated 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

ROOF REPLACEMENT

**Project Index #: 1994EXT5
Construction Cost \$1,037,000**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1997. 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.

SITE DRAINAGE UPGRADES

**Project Index #: 1994SIT2
Construction Cost \$34,000**

The building has drainage problems mainly on the north side where grade does not properly slope away from the building and drain pipes get clogged. The rain accumulates in several areas adjacent to the building, creating a water problem which infiltrates the interior during inclement weather. It is unknown where the drainage pipes attached to the downspouts lead to after they leave the building, but they get backed up and overflow near the building. This project would create positive flow away from the buildings by re-grading, paving, installing additional drainage swales as needed and scoping the drain pipes to determine why they back up.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$700,800

Long-Term Needs

Four to Ten Years

Project Index #: 1994EXT4

Construction Cost \$350,400

EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project 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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1994INT2

Construction Cost \$350,400

INTERIOR FINISHES

The interior finishes were in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 6 - 7 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): 58,400

Year Constructed: 1998

Exterior Finish 1: 80 % Concrete Masonry U

Exterior Finish 2: 20 % Painted Stucco / EIFS

IBC Occupancy Type 1: 100 % I-2

IBC Occupancy Type 2: %

Construction Type: Concrete Masonry Units & Steel

IBC Construction Type: III-A

Number of Levels (Floors): 1

Basement? No

Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$916,000

Priority Class 2: \$1,286,100

Priority Class 3: \$700,800

Grand Total: \$2,902,900

Project Construction Cost per Square Foot: \$49.71

Total Facility Replacement Construction Cost: \$26,864,000

Facility Replacement Cost per Square Foot: \$460

FCNI: 11%

**#15 WEST NEIGHBORHOOD FAMILY SERVICES
BUILDING REPORT**

The West Neighborhood Family Services building is a wood framed structure with a single-ply and clay tile roof on a concrete slab-on-grade foundation. The single ply roofing was re-roofed in 1999 with a 15 year warranty. The exterior is painted stucco and the interior is painted gypsum board. The facility is not fully ADA compliant including entrance and restrooms. The building has 8 roof mounted HVAC units that were replaced in 2021. The building is protected by a fire alarm system. Arc flash labeling was noted on the electrical panels. The building is well maintained and in good condition.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$23,300**
Currently Critical **Immediate to Two Years**

ADA RESTROOM UPGRADE

Project Index #: 1993ADA2
Construction Cost \$4,000

The designated unisex ADA accessible restroom is not fully compliant. The flush handle is on the wrong side, the faucet controls are not compliant and the sink location is not compliant. A partial retrofit is necessary. This project would provide funding to bring the restroom into full ADA compliance. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA reports dated 06/19/1998 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

ADA SIDEWALK REPLACEMENT

Project Index #: 1993SIT1
Construction Cost \$7,500

A portion of the concrete sidewalk on the path of travel to the building is in need of replacement. They have cracks and are heaving from tree roots. This project would provide for the removal and replacement of the concrete sidewalks. 300 SF of 4" thick concrete was used for this estimate. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.

EXTERIOR DOOR REPLACEMENT

Project Index #: 1993EXT3
Construction Cost \$6,000

The existing exterior door in the storefront entrance is original to the building. It is damaged from age and general wear and tear and does not function properly. This project would provide for the replacement and installation of a new metal door, frame and ADA compliant hardware. Removal and disposal of the existing door is included in this estimate. This project or a portion thereof was previously recommended in the FCA reports dated 06/19/1998 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 1993SFT3
Construction Cost \$5,200

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

WATER HEATER SEISMIC BRACING

Project Index #: 1993SFT6
Construction Cost \$600

The water heater is not seismically anchored to the structure. This project would provide funding for the installation of compliant seismic bracing and installation of a drip pan under the water heater.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$108,900

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 1993EXT4

Construction Cost \$108,900

ROOF REPLACEMENT

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that the single-ply membrane on 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. The clay tile roofing is not included in this estimate. This project or a portion thereof was previously recommended in the FCA reports dated 06/19/1998 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$79,000

Long-Term Needs

Four to Ten Years

Project Index #: 1993EXT5

Construction Cost \$39,500

EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1993INT1

Construction Cost \$39,500

INTERIOR FINISHES

The interior finishes are in good condition with the exception of the interior metal doors and frames which need to be refinished. It is recommended that the interior walls and ceilings be painted at least once in the next 7 - 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:

Gross Area (square feet): 6,580	IBC Occupancy Type 1: 100 % B
Year Constructed: 1981	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Stucco / EIFS	Construction Type: Wood framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$23,300	Project Construction Cost per Square Foot: \$32.10
Priority Class 2: \$108,900	Total Facility Replacement Construction Cost: \$1,974,000
Priority Class 3: \$79,000	Facility Replacement Cost per Square Foot: \$300
Grand Total: \$211,200	FCNI: 11%

#14 RESIDENTIAL UNIT

SPWD Facility Condition Analysis - 1992

Survey Date: 10/5/2021

#14 RESIDENTIAL UNIT

BUILDING REPORT

The #14 Residential Unit building is a wood framed structure with a single-ply and clay tile roof on a concrete slab-on-grade foundation. The single ply roofing was replaced in approximately 1997 with an expired warranty. The facility is designed as an inpatient residence complete with bedrooms, bathrooms, kitchens, living and dining areas. The building has 4 roof mounted gas fired rooftop units that were replaced in 2020. It is protected by fire alarm and a fire sprinkler system. The facility is scheduled for ADA upgrades under CIP 21-S02-3.

It was noted that a living unit was occupied by offices which is a Business occupancy. Any change in occupancy should be reviewed and approved by the State Fire Marshal.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$493,100

Currently Critical

Immediate to Two Years

ADA DOOR HARDWARE REPLACEMENT

Project Index #: 1992ADA2

Construction Cost \$22,400

The 2010 ADA Standards for Accessible Design states that handles, pulls, latches, locks and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force to activate operable parts shall be 5 pounds maximum. It is recommended that proper lever hardware be installed on all of the interior and exterior doors in this building to meet these requirements. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and sections 309.4 and 404.2.7 of the 2010 ADA Standards For Accessible Design were used as a reference for this project. Probable completion under CIP 21-S02-3.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

ADA KITCHEN REMODEL

Project Index #: 1992ADA6

Construction Cost \$72,700

The two kitchens in the building are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, 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 and the most current version of the ADA Standards For Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials. Probable completion under CIP 21-S02-3.

This project or a portion thereof was previously recommended in the FCA report dated 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

ADA RESTROOM REMODEL

Project Index #: 1992ADA4

Construction Cost \$372,400

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 the restrooms is necessary. This project would provide funding for construction of seven accessible restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. Probable completion under CIP 21-S02-3.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

Project Index #: 1992ADA3
Construction Cost \$4,000

ADA SIGNAGE

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. Probable completion under CIP 21-S02-3.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

Project Index #: 1992SFT6
Construction Cost \$10,000

ARC FLASH and ELECTRICAL COORDINATION STUDY

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

Project Index #: 1992SFT7
Construction Cost \$2,400

CARBON MONOXIDE DETECTOR INSTALLATION

This building appears to be lacking a carbon monoxide detection system. 2018 IRC R315, IFC 2018 Section 1103.9 (Carbon Monoxide Detection for Existing Buildings) define requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. They shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance to the Authority Having Jurisdiction (AHJ), NFPA 720 and the manufacturer's instructions. This project would provide funding for the purchase and installation of carbon monoxide alarms in accordance with this code and the AHJ.

Project Index #: 1992ADA5
Construction Cost \$4,000

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

This building contains a water fountain that is 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 two drinking fountains to meet the ADA requirements. Probable completion under CIP 21-S02-3.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

Project Index #: 1992SFT3
Construction Cost \$5,200

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$155,400

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 1992EXT7

Construction Cost \$69,300

ROOF REPLACEMENT

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1997. It is recommended that the single-ply membrane on 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. The clay tile roofing is not included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. and 10/17/2012 It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

Project Index #: 1992EXT9

Construction Cost \$26,100

SKYLIGHT REPLACEMENT

There are five 2'x4' acrylic skylights located on the roof. The units original to the building and have reached the end of useful life. This project would provide for the removal, disposal and replacement of acrylic skylight units. Minor roof repairs are included in this estimate. This project should be implemented concurrently with the Roof Replacement project

Project Index #: 1992EXT10

Construction Cost \$60,000

WINDOW REPLACEMENT

The existing windows are not impact resistant. When windows are broken, the pieces may be used by the youths to harm themselves, others or staff. This project will replace the windows with dual pane, low-e impact resistant glass. The frames will be painted to complement the existing building.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$55,400

Long-Term Needs

Four to Ten Years

Project Index #: 1992EXT8

Construction Cost \$27,700

EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1992INT4

Construction Cost \$27,700

INTERIOR FINISHES

The interior finishes were in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next four to six years and every 6 to 8 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 4,610	IBC Occupancy Type 1: 100 % R-4
Year Constructed: 1981	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Stucco / EIFS	Construction Type: Wood framing
Exterior Finish 2: %	IBC Construction Type: V-A
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$493,100	Project Construction Cost per Square Foot: \$152.69
Priority Class 2: \$155,400	Total Facility Replacement Construction Cost: \$1,383,000
Priority Class 3: \$55,400	Facility Replacement Cost per Square Foot: \$300
Grand Total: \$703,900	FCNI: 51%

#13 RESIDENTIAL UNIT

SPWD Facility Condition Analysis - 1991

Survey Date: 10/5/2021

#13 RESIDENTIAL UNIT
BUILDING REPORT

The #13 Residential Unit building is a wood framed structure with a single-ply and clay tile roof on a concrete slab-on-grade foundation. The single ply roofing was replaced in approximately 1997 with an expired warranty. The facility is designed as an inpatient residence complete with bedrooms, bathrooms, kitchens, living and dining areas. The building has 4 roof mounted gas fired rooftop units that were replaced in 2020. It is protected by fire alarm and a fire sprinkler system. The facility is scheduled for ADA upgrades under CIP 21-S02-3.

It was noted that a living unit was occupied by offices which is a Business occupancy. Any change in occupancy should be reviewed and approved by the State Fire Marshal.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$17,600

Currently Critical

Immediate to Two Years

ARC FLASH and ELECTRICAL COORDINATION STUDY

**Project Index #: 1991SFT7
Construction Cost \$10,000**

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

CARBON MONOXIDE DETECTOR INSTALLATION

**Project Index #: 1991INT6
Construction Cost \$2,400**

This building is lacking a carbon monoxide detection system. 2018 IRC R315, IFC 2018 Section 1103.9 (Carbon Monoxide Detection for Existing Buildings) define requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. They shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance to the Authority Having Jurisdiction (AHJ), NFPA 720 and the manufacturer’s instructions. This project would provide funding for the purchase and installation of carbon monoxide alarms in accordance with this code and the AHJ.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

**Project Index #: 1991SFT3
Construction Cost \$5,200**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$155,400

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 1991EXT6

Construction Cost \$69,300

ROOF REPLACEMENT

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1992. It is recommended that the single-ply membrane on 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. The clay tile roofing is not included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

Project Index #: 1991EXT11

Construction Cost \$26,100

SKYLIGHT REPLACEMENT

There are five 2'x4' acrylic skylights located on the roof. The units original to the building and have reached the end of useful life. This project would provide for the removal, disposal and replacement of acrylic skylight units. Minor roof repairs are included in this estimate. This project should be implemented concurrently with the Roof Replacement project

Project Index #: 1991EXT10

Construction Cost \$60,000

WINDOW REPLACEMENT

The existing windows are not impact resistant. When windows are broken, the pieces may be used by the youths to harm themselves, others or staff. This project will replace the windows with dual pane, low-e impact resistant glass. The frames will be painted to complement the existing building.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$55,400

Long-Term Needs

Four to Ten Years

Project Index #: 1991EXT9

Construction Cost \$27,700

EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1991INT5

Construction Cost \$27,700

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 6 - 8 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): 4,610	IBC Occupancy Type 1: 100 % R-4
Year Constructed: 1981	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Stucco / EIFS	Construction Type: Wood framing
Exterior Finish 2: %	IBC Construction Type: V-A
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$17,600	Project Construction Cost per Square Foot: \$49.54
Priority Class 2: \$155,400	Total Facility Replacement Construction Cost: \$1,383,000
Priority Class 3: \$55,400	Facility Replacement Cost per Square Foot: \$300
Grand Total: \$228,400	FCNI: 17%

#16 EARLY CHILDHOOD SERVICES

SPWD Facility Condition Analysis - 0363

Survey Date: 10/5/2021

#16 EARLY CHILDHOOD SERVICES

BUILDING REPORT

The Early Childhood Services building is a prefabricated modular structure with a single ply membrane roof on a CMU stem wall foundation. The roofing was installed in 2013 with a 20 year warranty. The exterior is painted wood T1-111 siding and the interior is painted gypsum board. It contains offices, conference areas and restrooms. It has 4 exterior wall mounted HVAC units that were replaced in 2016. The building is protected by a fire alarm system. There has been some ADA improvements including a ramp into the building and an ADA unisex restroom.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$15,200**
Currently Critical **Immediate to Two Years**

ARC FLASH and ELECTRICAL COORDINATION STUDY **Project Index #: 0363SFT4**
Construction Cost \$10,000

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Project Index #: 0363SFT1**
Construction Cost \$5,200

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$110,500**
Necessary - Not Yet Critical **Two to Four Years**

CEILING SYSTEM REPLACEMENT **Project Index #: 0363INT4**
Construction Cost \$69,400

The majority of the building has a suspended acoustical tile ceiling system. The T-bar framing is old, bent and rusted 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 report dated 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

EXTERIOR DOOR REPLACEMENT **Project Index #: 0363EXT3**
Construction Cost \$5,000

The exterior metal doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the two 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 thereof was previously recommended in the FCA report dated 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

Project Index #: 0363EXT1
Construction Cost \$18,100

EXTERIOR FINISHES

The exterior finishes were 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 sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

Project Index #: 0363INT3
Construction Cost \$6,000

INTERIOR DOOR REPLACEMENT

The interior doors in this building are hollow core units and most are damaged. This project would provide for the installation of new solid core interior doors including lever action door handles, hardware and paint. Frames are not included in this estimate. Removal and disposal of the existing doors is included in this cost estimate. A total of 6 interior doors was used in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

Project Index #: 0363ENR2
Construction Cost \$12,000

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 12 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 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$18,400**

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

Project Index #: 0363INT5
Construction Cost \$18,400

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

BUILDING INFORMATION:

Gross Area (square feet): 3,024	IBC Occupancy Type 1: 100 % B
Year Constructed: 1995	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Modular Building
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$15,200	Project Construction Cost per Square Foot: \$47.65
Priority Class 2: \$110,500	Total Facility Replacement Construction Cost: \$756,000
Priority Class 3: \$18,400	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$144,100	FCNI: 19%

**#8 ADMINISTRATION/OFFICE FACILITY
BUILDING REPORT**

The Administration/Office Facility is a wood framed structure with a single-ply and composition asphalt shingle roof on a concrete slab-on-grade foundation. The roofing systems were replaced in 2017 with 20 year warranties. The exterior is painted stucco and the interior is painted gypsum board. The building contains administrative offices, storage rooms, a lobby and restrooms. The building has 5 roof mounted HVAC units that were replaced in 2019. The building is protected by a fire alarm system. The facility is scheduled for ADA upgrades under CIP 21-S02-3.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$102,000**
Currently Critical **Immediate to Two Years**

ADA RESTROOM REMODEL **Project Index #: 0359ADA3**
Construction Cost \$52,300

The Men's and Women's designated ADA restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of both restrooms 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. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. Probable completion under CIP 21-S02-3.

This project or a portion thereof was previously recommended in the FCA report dated 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

ADA SIGNAGE **Project Index #: 0359ADA5**
Construction Cost \$3,000

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. Probable completion under CIP 21-S02-3.

This project or a portion thereof was previously recommended in the FCA report dated 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021

ARC FLASH and ELECTRICAL COORDINATION STUDY **Project Index #: 0359SFT4**
Construction Cost \$10,000

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

BREAK ROOM REMODEL **Project Index #: 0359ADA6**
Construction Cost \$20,000

In order to comply with current ADA requirements, modification will be necessary for the break room. It is recommended to upgrade some of the features of the rooms for compliance with accessibility standards for employees. This project would provide funding for construction of an accessible sink, faucet, and other accessories as need. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project. Probable completion under CIP 21-S02-3.

Project Index #: 0359ADA4

Construction Cost \$4,000

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

This building contains a water fountain that is 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 two drinking fountains to meet the ADA requirements. Probable completion under CIP 21-S02-3.

This project or a portion thereof was previously recommended in the FCA report dated 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

Project Index #: 0359ADA2

Construction Cost \$7,500

EXTERIOR DOORS AND LANDINGS

The exterior landings outside the west entrance, and the door out of room 112 are steeply sloped. This is not permitted by Uniform Building Code. Exterior landings are permitted to slope no more than 2%. This project recommends replacement of the existing landings with complying sloped landings. This report also recommends replacing six rusted exterior doors and frames. Probable completion under CIP 21-S02-3.

Project Index #: 0359SFT3

Construction Cost \$5,200

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$62,300

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0359INT3

Construction Cost \$1,800

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 report dated 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

Project Index #: 0359PLM2

Construction Cost \$2,000

WATER HEATER REPLACEMENT

There is a 40 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 2 - 3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 0359ENR2

Construction Cost \$58,500

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 39 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 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$62,400

Long-Term Needs

Four to Ten Years

Project Index #: 0359EXT3

Construction Cost \$31,200

EXTERIOR FINISHES

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 is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0359INT4

Construction Cost \$31,200

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 7 - 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:

Gross Area (square feet): 5,200	IBC Occupancy Type 1: 100 % B
Year Constructed: 1981	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Stucco / EIFS	Construction Type: Wood framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$102,000	Project Construction Cost per Square Foot: \$43.60
Priority Class 2: \$62,300	Total Facility Replacement Construction Cost: \$1,560,000
Priority Class 3: \$62,400	Facility Replacement Cost per Square Foot: \$300
Grand Total: \$226,700	FCNI: 15%

#12 RESIDENTIAL PROGRAMS SOCIAL SERVICES

SPWD Facility Condition Analysis - 0358

Survey Date: 10/5/2021

#12 RESIDENTIAL PROGRAMS SOCIAL SERVICES

BUILDING REPORT

The Residential Programs and Social Services building is a two story wood framed structure with a composition shingle roof on a concrete slab-on-grade foundation. The roofing was replaced in 1997 with a 15 year warranty. This building resembles a residential four-plex and is capable of housing four families. Each unit has bedrooms, bathrooms, living room, and kitchen areas. The exterior is painted stucco and the interior is painted gypsum board. There are 4 HVAC units and the building which were replaced in 2019. The building is protected by fire alarm and fire sprinkler systems. The facility is not ADA compliant.

It was noted that a living unit was occupied by offices which is a Business occupancy. Any change in occupancy should be reviewed and approved by the State Fire Marshal.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$640,800

Currently Critical

Immediate to Two Years

ADA KITCHEN REMODEL

Project Index #: 0358ADA5

Construction Cost \$156,500

The five kitchens in the building are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, 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. The two downstairs kitchens require ADA compliance according to NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the ADA Standards For Accessible Design. Accessible sinks and appliances will be incorporated into the design. This estimate includes removal and disposal of the existing materials.

ADA RESTROOM UPGRADE

Project Index #: 0358ADA3

Construction Cost \$464,000

The building does not have accessible restrooms on the first floor. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of 8 restrooms is recommended. These items may include wall relocation, new sinks, toilets, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. This project also includes remodel of the upstairs non-accessible restrooms.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

ARC FLASH and ELECTRICAL COORDINATION STUDY

Project Index #: 0358SFT6

Construction Cost \$10,000

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

Project Index #: 0358SFT5

Construction Cost \$3,600

CARBON MONOXIDE DETECTOR INSTALLATION

This building appears to be lacking a carbon monoxide detection system. 2018 IRC R315, IFC 2018 Section 1103.9 (Carbon Monoxide Detection for Existing Buildings) define requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. They shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance to the Authority Having Jurisdiction (AHJ), NFPA 720 and the manufacturer’s instructions. This project would provide funding for the purchase and installation of carbon monoxide alarms in accordance with this code and the AHJ.

Project Index #: 0358SFT3

Construction Cost \$5,200

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

Project Index #: 0358EXT6

Construction Cost \$1,500

WALKING SURFACE REPAIRS

Expansion boards in the concrete patios are missing or damaged creating large 1-1/2" gaps in the patio surface. These gaps create tripping hazards that need to be mitigated. This project would provide funds for removing and replacing the existing expansion boards with rot resistant material.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$219,000

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0358EXT4

Construction Cost \$95,000

ROOF REPLACEMENT

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1981. It is recommended that the single-ply membrane on 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. The asphalt composition shingle roofing is not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

Project Index #: 0358PLM3

Construction Cost \$4,000

WATER HEATER REPLACEMENT

There are two 40 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 2-3 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 thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

Project Index #: 0358ENR1
Construction Cost \$120,000

WINDOW REPLACEMENT

The existing windows are not impact resistant. When windows are broken, the pieces may be used by the youths to harm themselves, others or staff. This project will replace the windows with dual pane, low-e impact resistant glass. The frames will be painted to complement the existing building.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$118,700**

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

Project Index #: 0358EXT5
Construction Cost \$55,600

EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0358INT6
Construction Cost \$7,500

INTERIOR AND EXTERIOR HANDRAILS

The handrails on the interior and exterior of the building were code compliant at the time of construction. However, they do not meet current code and it is recommended that they be replaced during the next remodel. They are not continuous from the top to the bottom landings. This project recommends the installation of new handrails with the proper returns and supports to be installed. Removal and disposal of the existing handrails is included in this estimate. The 2018 IBC was used as a reference for this project.

Project Index #: 0358INT5
Construction Cost \$55,600

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 6 - 8 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): 9,265	IBC Occupancy Type 1: 100 % R-4
Year Constructed: 1981	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Stucco / EIFS	Construction Type: Wood framing
Exterior Finish 2: %	IBC Construction Type: V-A
Number of Levels (Floors): 2	Percent Fire Supressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$640,800	Project Construction Cost per Square Foot: \$105.61
Priority Class 2: \$219,000	Total Facility Replacement Construction Cost: \$2,780,000
Priority Class 3: \$118,700	Facility Replacement Cost per Square Foot: \$300
Grand Total: \$978,500	FCNI: 35%

#11 RESIDENTIAL UNIT

SPWD Facility Condition Analysis - 0357

Survey Date: 10/5/2021

#11 RESIDENTIAL UNIT
BUILDING REPORT

Building #11 is a two story wood framed structure with a composition shingle roof on a concrete slab-on-grade foundation. The roofing was replaced in 1997 with a 15 year warranty. This building resembles a residential four-plex and is capable of housing four families. Each unit has bedrooms, bathrooms, living room, and kitchen areas. The exterior is painted stucco and the interior is painted gypsum board. There are 4 HVAC units and the building which were replaced in 2019. The building is protected by a fire alarm and fire sprinkler system. The facility is not ADA compliant. It was noted that a living unit was occupied by offices which is a Business occupancy. Any change in occupancy should be reviewed and approved by the State Fire Marshal.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$642,300

Currently Critical

Immediate to Two Years

ADA KITCHEN REMODELS

**Project Index #: 0357ADA3
Construction Cost \$156,500**

The five kitchens in the building are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, 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. The two downstairs kitchens require ADA compliance according to NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the ADA Standards For Accessible Design. Accessible sinks and appliances will be incorporated into the design. This estimate includes removal and disposal of the existing materials.

ADA RESTROOM UPGRADE

**Project Index #: 0357ADA2
Construction Cost \$464,000**

The building does not have accessible restrooms on the first floor. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of 8 restrooms is recommended. These items may include wall relocation, new sinks, toilets, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. This project also includes remodel of the upstairs non-accessible restrooms. This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

ARC FLASH and ELECTRICAL COORDINATION STUDY

**Project Index #: 0357SFT8
Construction Cost \$10,000**

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

Project Index #: 0357SFT7
Construction Cost \$3,600

CARBON MONOXIDE DETECTOR INSTALLATION

This building appears to be lacking a carbon monoxide detection system. 2018 IRC R315, IFC 2018 Section 1103.9 (Carbon Monoxide Detection for Existing Buildings) define requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. They shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance to the Authority Having Jurisdiction (AHJ), NFPA 720 and the manufacturer's instructions. This project would provide funding for the purchase and installation of carbon monoxide alarms in accordance with this code and the AHJ.

Project Index #: 0357ELE2
Construction Cost \$1,500

GFCI DUPLEX OUTLET REPLACEMENT

There are several outlets in the restrooms and kitchens throughout the building which are not GFCI protected. These outlets should be changed to GFCI type outlets per the 2017 NEC. There are also several GFCI outlets throughout the building which are damaged and not working properly. This project would provide for the purchase and installation of GFCI duplex outlets.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

Project Index #: 0357SFT3
Construction Cost \$5,200

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

Project Index #: 0357EXT6
Construction Cost \$1,500

WALKING SURFACE REPAIRS

Expansion boards in the concrete patios are missing or damaged creating large 1-1/2" gaps in the patio surface. These gaps create tripping hazards that need to be mitigated. This project would provide funds for removing and replacing the existing expansion boards with rot resistant material.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$215,000

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0357EXT4
Construction Cost \$95,000

ROOF REPLACEMENT

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1981. It is recommended that the single-ply membrane on 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. The asphalt composition shingle roofing is not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

Project Index #: 0357ENR1
Construction Cost \$120,000

WINDOW REPLACEMENT

The existing windows are not impact resistant. When windows are broken, the pieces may be used by the youths to harm themselves, others or staff. This project will replace the windows with dual pane, low-e impact resistant glass. The frames will be painted to complement the existing building.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$146,700

Long-Term Needs

Four to Ten Years

Project Index #: 0357EXT5
Construction Cost \$55,600

EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0357INT6
Construction Cost \$7,500

INTERIOR AND EXTERIOR HANDRAILS

The handrails on the interior and exterior of the building were code compliant at the time of construction. However, they do not meet current code and it is recommended that they be replaced during the next remodel. They are not continuous from the top to the bottom landings. This project recommends the installation of new handrails with the proper returns and supports to be installed. Removal and disposal of the existing handrails is included in this estimate. The 2018 IBC was used as a reference for this project.

Project Index #: 0357INT4
Construction Cost \$28,000

INTERIOR DOOR REPLACEMENT

The interior doors in this building are hollow core units and most are damaged. This project would provide for the installation of new solid core interior doors including lever action door handles, hardware and paint. Frames are not included in this estimate. Removal and disposal of the existing doors is included in this cost estimate. A total of 40 interior doors was used in this estimate.

This project or a portion thereof was previously recommended in the FCA reports dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

Project Index #: 0357INT5
Construction Cost \$55,600

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 6 - 8 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): 9,265	IBC Occupancy Type 1: 100 % R-4
Year Constructed: 1981	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Stucco / EIFS	Construction Type: Wood framing
Exterior Finish 2: %	IBC Construction Type: V-A
Number of Levels (Floors): 2	Basement? No
	Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$642,300	Project Construction Cost per Square Foot: \$108.36
Priority Class 2: \$215,000	Total Facility Replacement Construction Cost: \$2,780,000
Priority Class 3: \$146,700	Facility Replacement Cost per Square Foot: \$300
Grand Total: \$1,004,000	FCNI: 36%

#10 WRAPAROUND

SPWD Facility Condition Analysis - 0356

Survey Date: 10/5/2021

#10 WRAPAROUND

BUILDING REPORT

Building #10 is a masonry framed structure with a single-ply and composition shingle roofing system on a concrete slab-on-grade foundation. The roofing system was replaced in 2017 with a 20 year warranty. This facility resembles a residential duplex in that in each half it has three sleeping rooms, a kitchen living room, laundry, and related spaces. The exterior is painted masonry and the interior is painted gypsum board. There are two HVAC units which were replaced in 2021. The building is protected by fire alarm and sprinkler systems.

It was noted that a living unit was occupied by offices which is a Business occupancy. Any change in occupancy should be reviewed and approved by the State Fire Marshal.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$41,300**
Currently Critical **Immediate to Two Years**

ARC FLASH and ELECTRICAL COORDINATION STUDY

Project Index #: 0356ELE1
Construction Cost \$10,000

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

CARBON MONOXIDE DETECTOR INSTALLATION

Project Index #: 0356SFT7
Construction Cost \$1,800

This building appears to be lacking a carbon monoxide detection system. 2018 IRC R315, IFC 2018 Section 1103.9 (Carbon Monoxide Detection for Existing Buildings) define requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. They shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance to the Authority Having Jurisdiction (AHJ), NFPA 720 and the manufacturer’s instructions. This project would provide funding for the purchase and installation of carbon monoxide alarms in accordance with this code and the AHJ.

EXIT SIGN UPGRADE

Project Index #: 0356SFT6
Construction Cost \$1,800

The existing exit signs in this building are older types and should be replaced with new self-illuminated or LED style signs with battery-backed internal systems. IBC - 2018 Chapter 10 was referenced for this project. This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 0356SFT3
Construction Cost \$5,200

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

Project Index #: 0356SFT5
Construction Cost \$22,500

WINDOW REPLACEMENT

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. There are four windows around the building which have an exposed bottom edge less than 18 inches above the floor. This condition requires safety glazing according to 2018 IBC Section 2406.3. This project recommends replacing the windows with dual pane, higher efficiency units including safety glazing where required. This estimate is for the replacement of 15 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 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$48,000**
Long-Term Needs **Four to Ten Years**

Project Index #: 0356EXT5
Construction Cost \$24,000

EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the brick masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0356INT6
Construction Cost \$24,000

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 6 - 8 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): 4,000	IBC Occupancy Type 1: 100 % R-4
Year Constructed: 1974	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Masonry	Construction Type: Masonry & Wood
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$41,300	Project Construction Cost per Square Foot: \$22.33
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$1,200,000
Priority Class 3: \$48,000	Facility Replacement Cost per Square Foot: \$300
Grand Total: \$89,300	FCNI: 7%

#9 FISCAL / PAYROLL SERVICES

SPWD Facility Condition Analysis - 0355

Survey Date: 10/5/2021

#9 FISCAL / PAYROLL SERVICES

BUILDING REPORT

The Fiscal/Payroll Services building is a masonry framed structure with a single-ply and composition shingles roofing system on a concrete slab-on-grade foundation. The roofing system was replaced in 2017 with a 20 year warranty. This facility resembles a residential duplex in that in each half it has three sleeping rooms, a kitchen living room, laundry, and related spaces. The exterior is painted masonry and the interior is painted gypsum board. There are two HVAC units which were replaced in 2021. The building is protected by fire alarm and sprinkler systems.

It was noted that a living unit was occupied by offices which is a Business occupancy. Any change in occupancy should be reviewed and approved by the State Fire Marshal.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$26,000

Currently Critical

Immediate to Two Years

ARC FLASH and ELECTRICAL COORDINATION STUDY

Project Index #: 0355ELE2

Construction Cost \$10,000

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

CARBON MONOXIDE DETECTOR INSTALLATION

Project Index #: 0355SFT6

Construction Cost \$1,800

This building appears to be lacking a carbon monoxide detection system. 2018 IRC R315, IFC 2018 Section 1103.9 (Carbon Monoxide Detection for Existing Buildings) define requirements in Dwelling Units and Sleeping Units (Group I & R Occupancies) for buildings containing fuel-burning appliances. They shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance to the Authority Having Jurisdiction (AHJ), NFPA 720 and the manufacturer's instructions. This project would provide funding for the purchase and installation of carbon monoxide alarms in accordance with this code and the AHJ.

EXTERIOR LANDING REPLACEMENT

Project Index #: 0355SFT2

Construction Cost \$4,000

The landing outside the main door into 4B is lower than allowed by the 2018 International Building Code and the Americans with Disabilities Act (ADA). This report recommends modifying the concrete flatwork outside this door to provide a landing no more than 1/2" lower than the threshold. This project would provide for the removal and replacement of a section of the flatwork to provide a code compliant landing and transition to the remaining flatwork.

This project or a portion thereof was previously recommended in the FCA reports dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

SAFETY GLAZING INSTALLATION

Project Index #: 0355SFT4

Construction Cost \$5,000

There are four windows around the building which have an exposed bottom edge less than 18 inches above the floor. This condition requires safety glazing according to 2018 IBC Section 2406.4.3. This project would provide for the removal and replacement of the windows with safety glazing.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

Project Index #: 0355SFT3

Construction Cost \$5,200

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$21,000

Necessary - Not Yet Critical Two to Four Years

Project Index #: 0355ENR2

Construction Cost \$21,000

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 14 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 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$48,000

Long-Term Needs Four to Ten Years

Project Index #: 0355EXT5

Construction Cost \$24,000

EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the brick masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0355INT5

Construction Cost \$24,000

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 6 - 8 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): 4,000	IBC Occupancy Type 1: 100 % R-4
Year Constructed: 1974	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Masonry	Construction Type: Masonry & Wood
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Basement? No
	Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$26,000	Project Construction Cost per Square Foot: \$23.75
Priority Class 2: \$21,000	Total Facility Replacement Construction Cost: \$1,200,000
Priority Class 3: \$48,000	Facility Replacement Cost per Square Foot: \$300
Grand Total: \$95,000	FCNI: 8%

#7 WEST NBHD FAMILY SERVICES CENTER

SPWD Facility Condition Analysis - 0354

Survey Date: 10/5/2021

#7 WEST NBHD FAMILY SERVICES CENTER

BUILDING REPORT

The West Neighborhood Family Services Center building is a masonry framed structure with a single-ply and composition shingle roofing system on a concrete slab-on-grade foundation. The roofing systems were replaced in 2017 with 20 year warranties. The exterior is painted masonry and the interior is painted gypsum board and masonry. The HVAC system has boilers, an air cooled chiller and fan coils which provide the heating and cooling throughout the building. The chiller and water treatment system were replaced in 2019. The facility also has a fire alarm and sprinkler system. This building is not ADA compliant.

This building's plumbing system is currently undergoing renovation under CIP 21-M45 that will affect recommended projects.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$25,200**
Currently Critical **Immediate to Two Years**

ARC FLASH and ELECTRICAL COORDINATION STUDY

Project Index #: 0354SFT5
Construction Cost \$10,000

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Project Index #: 0354ADA2
Construction Cost \$4,000

This building contains a water fountain that is 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 two drinking fountains to meet the ADA requirements.

This project or a portion thereof was previously recommended in the FCA report dated 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

INTERIOR HANDRAIL REPLACEMENT

Project Index #: 0354SFT4
Construction Cost \$6,000

The interior 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. Removal and disposal of the existing railing is included. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 0354SFT3
Construction Cost \$5,200

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007 and 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$1,227,500

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0354PLM3

Construction Cost \$1,149,500

PLUMBING REPLACEMENT

The plumbing and waste system is older and in poor condition. All of the pipes are original to the building and should be scheduled for replacement. The piping that supports the HVAC system has mineral build-up and corrosion throughout as do the domestic water lines. The sewer pipes also have considerable build up inside the pipes and get clogged often causing backups and flooding in the building. This project recommends replacing all of the water, HVAC and sewer lines in the building. This estimate includes removal and disposal of the existing system as required. Probable completion under CIP 21-M02.

This project or a portion thereof was previously recommended in the FCA report dated 10/17/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/05/2021.

Project Index #: 0354ENR2

Construction Cost \$78,000

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 52 units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$439,300

Long-Term Needs

Four to Ten Years

Project Index #: 0354INT8

Construction Cost \$289,300

CEILING SYSTEM REPLACEMENT

The majority of the building has a suspended acoustical tile ceiling system. The T-bar framing is old, bent and sagging in many areas and some 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.

Project Index #: 0354EXT6

Construction Cost \$75,000

EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the brick masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0354INT7

Construction Cost \$75,000

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 7 - 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:

Gross Area (square feet): 12,500	IBC Occupancy Type 1: 60 % I-2
Year Constructed: 1974	IBC Occupancy Type 2: 40 % B
Exterior Finish 1: 80 % Painted Stucco / EIFS	Construction Type: Masonry and Wood framing
Exterior Finish 2: 20 % Painted CMU	IBC Construction Type: V-N
Number of Levels (Floors): 2 Basement? No	Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$25,200	Project Construction Cost per Square Foot: \$135.36
Priority Class 2: \$1,227,500	Total Facility Replacement Construction Cost: \$5,000,000
Priority Class 3: \$439,300	Facility Replacement Cost per Square Foot: \$400
Grand Total: \$1,692,000	FCNI: 34%

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



Southern Nevada Child & Adolescent Services Site – FCA Site #9991
Description: ADA accessible parking South of Building 13 and 14.



Southern Nevada Child & Adolescent Services Site – FCA Site #9991
Description: View of Portion of Sitewide Sidewalk Replacement.



Pool House / Storage – FCA Building #1995
Description: Exterior of the Building.



#17 Desert Willow Treatment Center – FCA Building #1994
Description: Interior View of the Gym.



#17 Desert Willow Treatment Center – FCA Building #1994
Description: Water Damage to CMU Wall in Courtyard.



#17 Desert Willow Treatment Center – FCA Building #1994
Description: Main Entry Storefront Door Replacement Needed.



#17 Desert Willow Treatment Center – FCA Building #1994
Description: Safety Enclosures for Nurses Stations Needed.



#15 West Neighborhood Family Services – FCA Building #1993
Description: Exterior of the Building.



#15 West Neighborhood Family Services – FCA Building #1993
Description: ADA Path of Travel Sidewalk Replacement Needed.



#14 Residential Unit – FCA Building #1992
Description: Exterior of the Building.



#13 Residential Unit – FCA Building #1991
Description: Exterior of the Building.



#16 Early Childhood Services – FCA Building #0363
Description: Exterior of the Building.



#8 Administration / Office Facility – FCA Building #0359
Description: Exterior of the Building.



#12 Residential Programs Social Services – FCA Building #0358
Description: Exterior of the Building.



#11 Residential Unit – FCA Building #0357
Description: Exterior of the Building.



#10 Wraparound – FCA Building #0356
Description: Exterior of the Building.



#9 Fiscal / Payroll Services – FCA Building #0355
Description: Exterior of the Building.



#7 West Neighborhood Family Services Center – FCA Building #0354
Description: Exterior of the Building.