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
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.
<table>
<thead>
<tr>
<th>Index #</th>
<th>Building Name</th>
<th>Sq. Feet</th>
<th>Yr. Built</th>
<th>Survey Date</th>
<th>Cost to Repair: P1</th>
<th>Cost to Repair: P2</th>
<th>Cost to Repair: P3</th>
<th>Total Cost to Repair</th>
<th>Cost to Replace</th>
<th>FCNI</th>
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**Report Totals:**********: 122,434

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<td>Acronym</td>
<td>Definition</td>
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</tr>
<tr>
<td>AHJ</td>
<td>Authority Having Jurisdiction</td>
</tr>
<tr>
<td>AWWA</td>
<td>American Water Works Association</td>
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<tr>
<td>HVAC</td>
<td>Heating, Ventilating &amp; Air Conditioning</td>
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<td>International Building Code</td>
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<td>ICC</td>
<td>International Code Council</td>
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<tr>
<td>IEBC</td>
<td>International Existing Building Code</td>
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<td>International Energy Conservation Code</td>
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<td>IFC</td>
<td>International Fire Code</td>
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<td>IFGC</td>
<td>International Fuel Gas Code</td>
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<td>IRC</td>
<td>International Residential Code</td>
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<td>NFPA</td>
<td>National Fire Protection Association</td>
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<td>NEC</td>
<td>National Electrical Code</td>
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<td>OSHA</td>
<td>Occupational Safety and Health Administration</td>
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<td>SAD</td>
<td>Standards for Accessible Design</td>
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<td>SMACNA</td>
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<td>UMC</td>
<td>Uniform Mechanical Code</td>
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<td>UPC</td>
<td>Uniform Plumbing Code</td>
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**State of Nevada**

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Definition</th>
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<tr>
<td>CIP</td>
<td>Capital Improvement Project</td>
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<td>Facility Condition Analysis</td>
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<td>FCNI</td>
<td>Facility Condition Needs Index</td>
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<tr>
<td>FRC</td>
<td>Facility Replacement Cost</td>
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<td>NAC</td>
<td>Nevada Administrative Code</td>
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<td>NDEP</td>
<td>Nevada Department of Environmental Protection</td>
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<td>NRS</td>
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<td>SFM</td>
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<td>SHPO</td>
<td>State Historic Preservation Office</td>
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**Miscellaneous**

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<tr>
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<tr>
<td>DDC</td>
<td>Direct Digital Controls</td>
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<tr>
<td>FRP</td>
<td>Fiberglass Reinforced Plastic</td>
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<td>GFCI</td>
<td>Ground Fault Circuit Interrupter</td>
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<tr>
<td>LED</td>
<td>Light Emitting Diode</td>
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<td>PRV</td>
<td>Pressure Regulating Valve</td>
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<tr>
<td>TDD</td>
<td>Telecommunications Device for the Deaf</td>
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<td>VCT</td>
<td>Vinyl Composite Tile</td>
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This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.
## Table of Contents

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
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<tbody>
<tr>
<td>SNCAS SITE</td>
<td>9991</td>
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<tr>
<td>DESERT WILLOW TREATMENT CTR STORAGE SHED</td>
<td>3644</td>
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<tr>
<td>POOLHOUSE/STORAGE</td>
<td>1995</td>
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<tr>
<td>#17 DESERT WILLOW TREATMENT CENTER</td>
<td>1994</td>
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<tr>
<td>#15 WEST NEIGHBORHOOD FAMILY SERVICES</td>
<td>1993</td>
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<tr>
<td>#14 RESIDENTIAL UNIT</td>
<td>1992</td>
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<td>#13 RESIDENTIAL UNIT</td>
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<td>#8 ADMINISTRATION/OFFICE FACILITY</td>
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<td>#11 RESIDENTIAL UNIT</td>
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<td>#9 FISCAL / PAYROLL SERVICES</td>
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<td>No Current Projects</td>
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</table>
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

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<th>Project Description</th>
<th>Construction Cost</th>
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<tr>
<td>SITE SECURITY CAMERA INSTALLATION</td>
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**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $100,000

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<th>Project Description</th>
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**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $211,200

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<th>Project Description</th>
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<tr>
<td>CRACK FILL &amp; SEAL ASPHALT PAVING</td>
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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
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's 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**

Necessary - Not Yet Critical	Two to Four Years

**Total Construction Cost for Priority 2 Projects:** $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.

**Total Construction Cost for Priority 2 Projects:** $4,000

**WINDOW REPLACEMENT**

Project Index #: 1995EXT2

Construction Cost $4,000

**PRIORITY CLASS 3 PROJECTS**

Long-Term Needs	Four to Ten Years

**Total Construction Cost for Priority 3 Projects:** $12,580

**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.

**Total Construction Cost for Priority 3 Projects:** $12,580

**EXTERIOR FINISHES**

Project Index #: 1995EXT3

Construction Cost $8,400

**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.

**INTERIOR FINISHES**

Project Index #: 1995INT1

Construction Cost $4,180

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 836
- **Year Constructed:** 1981
- **Bachelor:** No
- **Percent Fire Suppressed:** 0%
- **Percent Stucco:** 100%
- **Construction Type:** Wood Framing
- **Construction Type:** V-B
- **IBC Occupancy Type 1:** 100%
- **IBC Occupancy Type 2:** 0%
- **Exterior Finish 1:** Painted Stucco / EIFS
- **Exterior Finish 2:** Painted Stucco / EIFS

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Priority Class 2:** $4,000
- **Priority Class 3:** $12,580
- **Grand Total:** $16,580

- **Project Construction Cost per Square Foot:** $19.83
- **Total Facility Replacement Construction Cost:** $125,000
- **Facility Replacement Cost per Square Foot:** $150
- **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

Project Index #: 1994ELE1
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.

Construction Cost $50,000

Project Index #: 1994SFT2
SAFETY ENCLOSURES FOR NURSES STATION
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.

Construction Cost $685,800

Project Index #: 1994SEC1
SECURITY CARD ACCESS UPGRADE
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.

Construction Cost $175,000

Project Index #: 1994SFT1
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.

Construction Cost $5,200
COURTYARD IMPROVEMENTS
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
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
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
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
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.
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.

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:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>58,400</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1998</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>80 %</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>20 %</td>
</tr>
</tbody>
</table>

| IBC Occupancy Type 1:      | 100 %  |
| IBC Construction Type:     | III-A  |
| Construction Type:         | Concrete Masonry Units & Steel |

| Percent Fire Suppressed:   | 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%   |
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.

**Priorities Class 1 Projects**

### Total Construction Cost for Priority 1 Projects: $23,300

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA Restroom Upgrade</td>
<td>1993ADA2</td>
<td>$4,000</td>
</tr>
<tr>
<td>ADA Sidewalk Replacement</td>
<td>1993SIT1</td>
<td>$7,500</td>
</tr>
<tr>
<td>Exterior Door Replacement</td>
<td>1993EXT3</td>
<td>$6,000</td>
</tr>
<tr>
<td>Seismic Gas Shut-Off Valve Installation</td>
<td>1993SFT3</td>
<td>$5,200</td>
</tr>
<tr>
<td>Water Heater Seismic Bracing</td>
<td>1993SFT6</td>
<td>$600</td>
</tr>
</tbody>
</table>

### ADA Restroom Upgrade

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

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

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

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

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

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.

Construction Cost: $108,900
Project Index #: 1993EXT4

PRIORITY CLASS 3 PROJECTS

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.

Construction Cost: $39,500
Project Index #: 1993EXT5

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.

Construction Cost: $39,500
Project Index #: 1993INT1

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $23,300
- Priority Class 2: $108,900
- Priority Class 3: $79,000
- Grand Total: $211,200

- Project Construction Cost per Square Foot: $32.10
- Total Facility Replacement Construction Cost: $1,974,000
- Facility Replacement Cost per Square Foot: $300
- FCNI: 11%
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**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA DOOR HARDWARE REPLACEMENT</td>
<td>$493,100</td>
<td>1992ADA2</td>
<td>$22,400</td>
</tr>
<tr>
<td>ADA KITCHEN REMODEL</td>
<td></td>
<td>1992ADA6</td>
<td>$72,700</td>
</tr>
<tr>
<td>ADA RESTROOM REMODEL</td>
<td></td>
<td>1992ADA4</td>
<td>$372,400</td>
</tr>
</tbody>
</table>

**ADA DOOR HARDWARE REPLACEMENT**

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**

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**

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.
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 #: 1992ADA3
Construction Cost $4,000

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 #: 1992SFT6
Construction Cost $10,000

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 #: 1992SFT7
Construction Cost $2,400

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 #: 1992ADA5
Construction Cost $4,000

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 #: 1992SFT3
Construction Cost $5,200
PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical Two to Four Years

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

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 #: 1992EXT7
Construction Cost: $69,300

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 #: 1992EXT9
Construction Cost: $26,100

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.

Project Index #: 1992EXT10
Construction Cost: $60,000

PRIORITY CLASS 3 PROJECTS

Long-Term Needs Four to Ten Years

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

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 #: 1992EXT8
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.

Project Index #: 1992INT4
Construction Cost: $27,700
BUILDING INFORMATION:

Gross Area (square feet): 4,610
Year Constructed: 1981
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 1
Basement? No

IBC Occupancy Type 1: 100 % R-4
IBC Occupancy Type 2: %
Construction Type: Wood framing
IBC Construction Type: V-A
Percent Fire Suppressed: 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%
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

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Total Construction Cost for Priority 1 Projects: $17,600</th>
</tr>
</thead>
</table>

#### 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 #:** 1991SFT7  
**Construction Cost:** $10,000

#### CARBON MONOXIDE DETECTOR INSTALLATION

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.

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

#### 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 #:** 1991SFT3  
**Construction Cost:** $5,200
PRIORITY CLASS 2 PROJECTS

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.

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.

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

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.

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
- **Year Constructed:** 1981
- **Exterior Finish 1:** 100% Painted Stucco / EIFS
- **Exterior Finish 2:** %
- **Number of Levels (Floors):** 1
- **Basement?** No
- **Percent Fire Suppressed:** 100%

**IBC Occupancy Type 1:** 100% R-4

**Construction Type:** Wood framing

**IBC Occupancy Type 2:** %

**IBC Construction Type:** V-A

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot:</th>
<th>Total Facility Replacement Construction Cost:</th>
<th>Facility Replacement Cost per Square Foot:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1</td>
<td>$17,600</td>
<td></td>
<td>$1,383,000</td>
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<tr>
<td>Priority Class 2</td>
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<td>Grand Total</td>
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</table>

**FCNI:** 17%
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 T1-11 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

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
</table>

#### 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 #: 0363SFT4*
*Construction Cost: $10,000*

#### 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 #: 0363SFT1*
*Construction Cost: $5,200*

### PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
</table>

#### CEILING SYSTEM REPLACEMENT

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.

*Project Index #: 0363INT4*
*Construction Cost: $69,400*

#### EXTERIOR DOOR REPLACEMENT

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 #: 0363EXT3*
*Construction Cost: $5,000*
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.

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.

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

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.
#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

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Total Construction Cost for Priority 1 Projects: $102,000</th>
</tr>
</thead>
</table>

#### ADA RESTROOM REMODEL

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.

##### Project Index #: 0359ADA3  
##### Construction Cost $52,300

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

##### Project Index #: 0359ADA5  
##### Construction Cost $3,000

#### 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 #: 0359SFT4  
##### Construction Cost $10,000

#### BREAK ROOM REMODEL

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 #: 0359ADA6  
##### Construction Cost $20,000
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 #: 0359ADA4
Construction Cost $4,000

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 #: 0359ADA2
Construction Cost $7,500

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 #: 0359SFT3
Construction Cost $5,200

PRIORITY CLASS 2 PROJECTS

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

Necessary - Not Yet Critical Two to Four Years

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 #: 0359INT3
Construction Cost $1,800

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 #: 0359PLM2
Construction Cost $2,000

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 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.

Project Index #: 0359ENR2
Construction Cost $58,500

19-Oct-21
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.

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:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>5,200</th>
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<tbody>
<tr>
<td>Year Constructed:</td>
<td>1981</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
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</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>%</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100 % B</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>%</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>Wood framing</td>
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<td>IBC Construction Type:</td>
<td>V-B</td>
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<td>Number of Levels (Floors):</td>
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<td>Basement?</td>
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<td>Percent Fire Supressed:</td>
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</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$102,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Construction Cost per Square Foot:</td>
<td>$43.60</td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$62,300</td>
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<tr>
<td>Total Facility Replacement Construction Cost:</td>
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</tr>
<tr>
<td>Priority Class 3:</td>
<td>$62,400</td>
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<td>Facility Replacement Cost per Square Foot:</td>
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<td>Grand Total:</td>
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<tr>
<td>FCNI:</td>
<td>15%</td>
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</table>
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

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Construction Cost</th>
<th>Project Index #</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA KITCHEN REMODEL</td>
<td>$156,500</td>
<td>0358ADA5</td>
</tr>
<tr>
<td>ADA RESTROOM UPGRADE</td>
<td>$464,000</td>
<td>0358ADA3</td>
</tr>
<tr>
<td>ARC FLASH and ELECTRICAL COORDINATION STUDY</td>
<td>$10,000</td>
<td>0358SFT6</td>
</tr>
</tbody>
</table>

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.

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.

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

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.

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.

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

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.

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.
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

Long-Term Needs

Four to Ten Years

Total Construction Cost for Priority 3 Projects: $118,700

PROJECT INDEX #: 0358ENR1
Construction Cost: $120,000

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 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.

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.

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:

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<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>9,265</th>
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</thead>
<tbody>
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<td>Year Constructed:</td>
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<td>Exterior Finish 2:</td>
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</tr>
<tr>
<td>Number of Levels (Floors):</td>
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</tr>
<tr>
<td>Basement?</td>
<td>No</td>
</tr>
<tr>
<td>Percent Fire Supressed:</td>
<td>100%</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100%</td>
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<tr>
<td>IBC Construction Type:</td>
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</tbody>
</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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

19-Oct-21
#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

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Total Construction Cost for Priority 1 Projects: $642,300</th>
</tr>
</thead>
</table>

ADA KITCHEN REMODELS

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

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

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 #: 0357SFT7  
Construction Cost $3,600  
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.

GFCI DUPLEX OUTLET REPLACEMENT  
Project Index #: 0357ELE2  
Construction Cost $1,500  
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.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION  
Project Index #: 0357SFT3  
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.

WALKING SURFACE REPAIRS  
Project Index #: 0357EXT6  
Construction Cost $1,500  
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

ROOF REPLACEMENT  
Project Index #: 0357EXT4  
Construction Cost $95,000  
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 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.
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

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.

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.

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.

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:
- Priority Class 1: $642,300
- Priority Class 2: $215,000
- Priority Class 3: $146,700
- Grand Total: $1,004,000
- Project Construction Cost per Square Foot: $108.36
- Total Facility Replacement Construction Cost: $2,780,000
- Facility Replacement Cost per Square Foot: $300
- FCNI: 36%
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.

<table>
<thead>
<tr>
<th>PRIORITY CLASS 1 PROJECTS</th>
<th>Total Construction Cost for Priority 1 Projects: $41,300</th>
</tr>
</thead>
<tbody>
<tr>
<td>Currently Critical</td>
<td>Immediate to Two Years</td>
</tr>
<tr>
<td>ARC FLASH and ELECTRICAL COORDINATION STUDY</td>
<td>Project Index #: 0356ELE1</td>
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<tr>
<td>CARBON MONOXIDE DETECTOR INSTALLATION</td>
<td>Project Index #: 0356SFT7</td>
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<td>EXIT SIGN UPGRADE</td>
<td>Project Index #: 0356SFT6</td>
</tr>
<tr>
<td>SEISMIC GAS SHUT-OFF VALVE INSTALLATION</td>
<td>Project Index #: 0356SFT3</td>
</tr>
</tbody>
</table>
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

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.

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $41,300
- Priority Class 2: $0
- Priority Class 3: $48,000
- Grand Total: $89,300

- Project Construction Cost per Square Foot: $22.33
- Total Facility Replacement Construction Cost: $1,200,000
- Facility Replacement Cost per Square Foot: $300
- FCNI: 7%
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

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
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</thead>
<tbody>
<tr>
<td><strong>ARC FLASH and ELECTRICAL COORDINATION STUDY</strong></td>
<td></td>
</tr>
<tr>
<td>Project Index #: 0355ELE2</td>
<td></td>
</tr>
<tr>
<td>Construction Cost $10,000</td>
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</tbody>
</table>

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 ½” 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.
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

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

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.

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% |
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

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
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</thead>
<tbody>
<tr>
<td>Project Index #:</td>
<td>0354SFT5</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$10,000</td>
</tr>
</tbody>
</table>

#### 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.

**Construction Cost:** $10,000

Project Index #: 0354ADA2

#### 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.

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.

**Construction Cost:** $4,000

Project Index #: 0354SFT3

#### INTERIOR HANDRAIL REPLACEMENT

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.

**Construction Cost:** $6,000

Project Index #: 0354SFT4

#### 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.

**Construction Cost:** $5,200

Project Index #: 0354SFT5
PRIORITY CLASS 2 PROJECTS

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

Necessary - Not Yet Critical Two to Four Years

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 #: 0354PLM3
Construction Cost $1,149,500

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

Project Index #: 0354ENR2
Construction Cost $78,000

PRIORITY CLASS 3 PROJECTS

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

Long-Term Needs Four to Ten Years

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 #: 0354INT8
Construction Cost $289,300

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 #: 0354EXT6
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
- Year Constructed: 1974
- IBC Occupancy Type 1: 60 % I-2
- 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.