

State of Nevada  
Department of Health & Human Services  
Aging and Disability Services Division

# DESERT REGIONAL CENTER SITE

1391 South Jones Blvd.  
Las Vegas, Nevada 89146

**Site Number: 9993**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report distributed in April 2022

State of Nevada  
Department of Health & Human Services  
Aging and Disability Services Division

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

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

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

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

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

**Class Definitions**

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

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

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

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

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

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

Site number: 9993
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## Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0256	#1391 DRC ADMINISTRATION 1391 South Jones Blvd. Las Vegas	10656	1976	2/7/2022	\$15,000	\$741,200	\$659,600	\$1,415,800	\$3,729,600	38%
1672	#1308 RESIDENTIAL 1391 South Jones Blvd. Las Vegas	2650	1992	2/7/2022	\$187,400	\$30,400	\$37,200	\$255,000	\$927,500	27%
1671	#1309 RESIDENTIAL 1391 South Jones Blvd. Las Vegas	2650	1992	2/7/2022	\$187,400	\$23,900	\$37,200	\$248,500	\$927,500	27%
0706	#1310 RESIDENTIAL 1391 South Jones Blvd. Las Vegas	2650	1992	2/7/2022	\$187,100	\$23,900	\$37,200	\$248,200	\$927,500	27%
0371	#1306 RESIDENTIAL 1391 South Jones Blvd. Las Vegas	4906	1981	2/7/2022	\$111,300	\$120,000	\$98,700	\$330,000	\$1,717,100	19%
1959	#1307 MULTI-PURPOSE 1391 South Jones Blvd. Las Vegas	1450	1992	2/7/2022	\$42,900	\$15,000	\$20,400	\$78,300	\$507,500	15%
0372	#1300 RESIDENTIAL 1391 South Jones Blvd. Las Vegas	13500	1972	2/7/2022	\$109,700	\$438,100	\$133,600	\$681,400	\$4,725,000	14%
0370	#1301 RESIDENTIAL 1391 South Jones Blvd. Las Vegas	2924	1976	2/7/2022	\$26,400	\$24,500	\$75,700	\$126,600	\$1,023,400	12%
0367	#1304 OFFICE 1391 South Jones Blvd. Las Vegas	4685	1976	2/7/2022	\$17,000	\$43,300	\$116,900	\$177,200	\$1,639,800	11%
0368	#1302 RESIDENTIAL 1391 South Jones Blvd. Las Vegas	5104	1976	2/7/2022	\$10,700	\$53,500	\$127,800	\$192,000	\$1,786,400	11%
0369	#1303 RESIDENTIAL 1391 South Jones Blvd. Las Vegas	5104	1976	2/7/2022	\$22,400	\$16,500	\$127,800	\$166,700	\$1,786,400	9%
0628	GAZEBO EAST (STORAGE) 1391 South Jones Blvd. Las Vegas	360	1971	2/7/2022	\$0	\$2,500	\$0	\$2,500	\$36,000	7%
0627	GAZEBO WEST (STORAGE) 1391 South Jones Blvd. Las Vegas	360	1971	2/7/2022	\$0	\$2,500	\$0	\$2,500	\$36,000	7%
0626	GAZEBO SOUTH (STORAGE) 1391 South Jones Blvd. Las Vegas	360	1971	2/7/2022	\$0	\$2,500	\$0	\$2,500	\$54,000	5%
9993	DESERT REGIONAL CENTER SITE 1391 South Jones Blvd. Las Vegas			2/7/2022	\$0	\$5,912,300	\$134,000	\$6,046,300		0%

Site number: 9993

## Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2763	STORAGE SHED #9 1391 South Jones Blvd. Las Vegas	160	2006	2/7/2022	\$0	\$0	\$0		\$3,000	
2755	STORAGE SHED #1 1391 South Jones Blvd. Las Vegas	216	2006	2/7/2022	\$0	\$0	\$0		\$5,000	
2756	STORAGE SHED #2 1391 South Jones Blvd. Las Vegas	216	2006	2/7/2022	\$0	\$0	\$0		\$5,000	
2757	STORAGE SHED #3 1391 South Jones Blvd. Las Vegas	100	2006	2/7/2022	\$0	\$0	\$0		\$5,000	
2758	STORAGE SHED #4 1391 South Jones Blvd. Las Vegas	100	2006	2/7/2022	\$0	\$0	\$0		\$5,000	
2759	STORAGE SHED #5 1391 South Jones Blvd. Las Vegas	216	2006	2/7/2022	\$0	\$0	\$0		\$5,000	
2760	STORAGE SHED #6 1391 South Jones Blvd. Las Vegas	216	2006	2/7/2022	\$0	\$0	\$0		\$5,000	
2772	STORAGE SHED #18 1391 South Jones Blvd. Las Vegas	100	2006	2/7/2022	\$0	\$0	\$0		\$2,500	
2782	SHADE RAMADA #10 1391 South Jones Blvd. Las Vegas	396	2006	2/7/2022	\$0	\$0	\$0		\$4,000	
2781	SHADE RAMADA #9 1391 South Jones Blvd. Las Vegas	396	2006	2/7/2022	\$0	\$0	\$0		\$4,000	
2780	SHADE RAMADA #8 1391 South Jones Blvd. Las Vegas	396	2006	2/7/2022	\$0	\$0	\$0		\$4,000	
2779	SHADE RAMADA #7 1391 South Jones Blvd. Las Vegas	396	2006	2/7/2022	\$0	\$0	\$0		\$4,000	
2778	SHADE RAMADA #6 1391 South Jones Blvd. Las Vegas	396	2006	2/7/2022	\$0	\$0	\$0		\$4,000	
2777	SHADE RAMADA #5 1391 South Jones Blvd. Las Vegas	396	2006	2/7/2022	\$0	\$0	\$0		\$4,000	
2776	SHADE RAMADA #4 1391 South Jones Blvd. Las Vegas	396	2006	2/7/2022	\$0	\$0	\$0		\$4,000	
2775	SHADE RAMADA #3 1391 South Jones Blvd. Las Vegas	396	2006	2/7/2022	\$0	\$0	\$0		\$4,000	

Site number: 9993

### Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2761	STORAGE SHED #7 1391 South Jones Blvd. Las Vegas	216	2006	2/7/2022	\$0	\$0	\$0		\$5,000	
2773	SHADE RAMADA #1 1391 South Jones Blvd. Las Vegas	396	2006	2/7/2022	\$0	\$0	\$0		\$4,000	
2762	STORAGE SHED #8 1391 South Jones Blvd. Las Vegas	160	2006	2/7/2022	\$0	\$0	\$0		\$3,000	
2771	STORAGE SHED #17 1391 South Jones Blvd. Las Vegas	160	2006	2/7/2022	\$0	\$0	\$0		\$3,000	
2770	STORAGE SHED #16 1391 South Jones Blvd. Las Vegas	100	2006	2/7/2022	\$0	\$0	\$0		\$2,500	
2769	STORAGE SHED #15 1391 South Jones Blvd. Las Vegas	100	2006	2/7/2022	\$0	\$0	\$0		\$2,500	
2768	STORAGE SHED #14 1391 South Jones Blvd. Las Vegas	100	2006	2/7/2022	\$0	\$0	\$0		\$2,500	
2767	STORAGE SHED #13 1391 South Jones Blvd. Las Vegas	100	2006	2/7/2022	\$0	\$0	\$0		\$2,500	
2766	STORAGE SHED #12 1391 South Jones Blvd. Las Vegas	100	2006	2/7/2022	\$0	\$0	\$0		\$2,500	
2765	STORAGE SHED #11 1391 South Jones Blvd. Las Vegas	100	2006	2/7/2022	\$0	\$0	\$0		\$2,500	
2764	STORAGE SHED #10 1391 South Jones Blvd. Las Vegas	100	2006	2/7/2022	\$0	\$0	\$0		\$2,500	
2774	SHADE RAMADA #2 1391 South Jones Blvd. Las Vegas	396	2006	2/7/2022	\$0	\$0	\$0		\$4,000	
<b>Report Totals.....:</b>		<b>63,879</b>			<b>\$917,300</b>	<b>\$7,450,100</b>	<b>\$1,606,100</b>	<b>\$9,973,500</b>	<b>\$19,927,700</b>	<b>50%</b>

## Acronyms List

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

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

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<b>SHADE RAMADA #10</b>	<b>2782</b>	No Current Projects
<b>SHADE RAMADA #9</b>	<b>2781</b>	No Current Projects
<b>SHADE RAMADA #8</b>	<b>2780</b>	No Current Projects
<b>SHADE RAMADA #7</b>	<b>2779</b>	No Current Projects
<b>SHADE RAMADA #6</b>	<b>2778</b>	No Current Projects
<b>SHADE RAMADA #5</b>	<b>2777</b>	No Current Projects
<b>SHADE RAMADA #4</b>	<b>2776</b>	No Current Projects
<b>SHADE RAMADA #3</b>	<b>2775</b>	No Current Projects
<b>SHADE RAMADA #2</b>	<b>2774</b>	No Current Projects
<b>SHADE RAMADA #1</b>	<b>2773</b>	No Current Projects
<b>STORAGE SHED #18</b>	<b>2772</b>	No Current Projects
<b>STORAGE SHED #17</b>	<b>2771</b>	No Current Projects
<b>STORAGE SHED #16</b>	<b>2770</b>	No Current Projects
<b>STORAGE SHED #15</b>	<b>2769</b>	No Current Projects
<b>STORAGE SHED #14</b>	<b>2768</b>	No Current Projects
<b>STORAGE SHED #13</b>	<b>2767</b>	No Current Projects
<b>STORAGE SHED #12</b>	<b>2766</b>	No Current Projects
<b>STORAGE SHED #11</b>	<b>2765</b>	No Current Projects
<b>STORAGE SHED #10</b>	<b>2764</b>	No Current Projects
<b>STORAGE SHED #9</b>	<b>2763</b>	No Current Projects
<b>STORAGE SHED #8</b>	<b>2762</b>	No Current Projects
<b>STORAGE SHED #7</b>	<b>2761</b>	No Current Projects
<b>STORAGE SHED #6</b>	<b>2760</b>	No Current Projects
<b>STORAGE SHED #5</b>	<b>2759</b>	No Current Projects
<b>STORAGE SHED #4</b>	<b>2758</b>	No Current Projects
<b>STORAGE SHED #3</b>	<b>2757</b>	No Current Projects
<b>STORAGE SHED #2</b>	<b>2756</b>	No Current Projects
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<b>#1300 RESIDENTIAL</b>	<b>0372</b>
<b>#1306 RESIDENTIAL</b>	<b>0371</b>
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<b>#1303 RESIDENTIAL</b>	<b>0369</b>
<b>#1302 RESIDENTIAL</b>	<b>0368</b>
<b>#1304 OFFICE</b>	<b>0367</b>
<b>#1391 DRC ADMINISTRATION</b>	<b>0256</b>

**DESERT REGIONAL CENTER SITE**

SPWD Facility Condition Analysis - 9993

Survey Date: 2/7/2022

**DESERT REGIONAL CENTER SITE****BUILDING REPORT**

Desert Regional Center supports people with developmental disabilities in their efforts to live, work and recreate in the community. The site is comprised of 8 residential buildings, 2 administration buildings, a multi-purpose building, several storage buildings, paved parking and access roads with xeriscape and trees in the open areas. The property is generally in good condition and appears to be well maintained. This site report does not include needs at Southern Nevada Child and Adolescent Services or Southern Nevada Adult Mental Health Services, which share this State owned property. There is ADA accessible parking areas and route of travel to all buildings. It has city water and sewer services as well as natural gas and electrical service. The site has 3 electrical backup generators that provide 100% backup to all buildings.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$5,912,300****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9993SIT9****Construction Cost \$480,000****DRAINAGE REPAIRS**

There are numerous places where drainage ponding occurs on Transverse Drive. The entire roadway is in poor condition should be replaced. A new sidewalk with curb and gutter should be installed to achieve proper drainage. This project provides for removal and replacement of the asphalt paving and installation of sidewalks. 40,000 square feet of roadway and sidewalks was used to generate the estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**Project Index #: 9993ENR1****Construction Cost \$625,000****ENERGY MANAGEMENT SYSTEM INSTALLATION**

This project recommends the installation of an Energy Management System (EMS) for the entire site. This system will monitor and control the heating, ventilation, air conditioning and lighting equipment on the site and in each building through a central computer system. Electronic sensors will be installed on each piece of equipment which will feed information into the computer system. The maintenance staff can then control and monitor the equipment remotely which will significantly lower energy costs. Along with electricity, gas and water meters, this system will provide detailed reports on energy consumption allowing the maintenance staff to analyze and customize the energy used by the facility. A new system has been installed on the Administration building. This estimate is based on installing the system on the rest of the buildings and connecting it to the existing system except for the residential cottages. The system is recommended to coincide with the HVAC project recommendations.

This project or a portion thereof was previously recommended in the FCA report dated 02/06/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**Project Index #: 9993EXT2****Construction Cost \$10,000****EXTERIOR FINISHES, SHADE RAMADAS**

There are 10 steel ramadas in different locations throughout the site which measure 18'x22' each for a total of 3,960 square feet. It is important to maintain the finish, weather resistance and appearance of the structures. This project would provide for painting of the structures and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structures.

This project or a portion thereof was previously recommended in the FCA report dated 02/06/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**Project Index #: 9993EXT3**

**Construction Cost \$17,900**

### **EXTERIOR FINISHES, STORAGE SHEDS**

There are 18 storage sheds located throughout the site ranging from 100 to 216 square feet each for a total of 2,560 square feet. The exterior finishes are in poor condition. It is important to maintain the finish, weather resistance and appearance of the structures. This project recommends work to protect the buildings, including painting, staining, or other applied finishes, and caulking around flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. This project should be done on a cyclical basis to maintain the integrity of the structures. This project or a portion thereof was previously recommended in the FCA report dated 02/06/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**Project Index #: 9993ELE1**

**Construction Cost \$82,000**

### **INTERCOM SYSTEM REPLACEMENT**

The buildings on the site are equipped throughout with an intercom system, but the system is older and no longer functioning. This project would provide for a new wireless intercom system including an amplifier, speakers and antennas as required for a complete operating system. The main station would be located in Building #1391 Administration building. 11 residential buildings are recommended for this installation.

This project or a portion thereof was previously recommended in the FCA report dated 02/06/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**Project Index #: 9993EXT5**

**Construction Cost \$12,000**

### **ROOF REPLACEMENT SHADE RAMADA**

There are 10 steel ramadas in different locations throughout the site which measure 18'x22'. The shade ramada located between buildings #1306 & #1307 is missing the metal roof. It is recommended that the ramada be re-roofed in the next 2 - 3 years with a new metal roofing system.

**Project Index #: 9993EXT4**

**Construction Cost \$37,700**

### **ROOF REPLACEMENT STORAGE SHEDS**

There are 18 storage sheds located throughout the site ranging from 100 to 216 square feet each for a total of 2,560 square feet. The asphalt composition shingle roofs on these sheds were in poor condition at the time of the survey. It is recommended that these sheds be re-roofed in the next 2 - 3 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing system.

**Project Index #: 9993SEC2**

**Construction Cost \$1,562,500**

### **SECURITY SYSTEM**

The facility currently does not have a security system installed. Access on or off of the property is uncontrolled and there have been security problems including the homeless inhabiting areas of the property. This project recommends card-access control, security fencing, security cameras and additional site lighting be installed to remedy this problem.

This project or a portion thereof was previously recommended in the FCA report dated 02/06/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**Project Index #: 9993EXT1**

**Construction Cost \$3,085,200**

### **STORAGE BUILDING**

Throughout the DRC campus, it was observed there were numerous rooms and areas being used for long term and short term storage of equipment, furniture, file cabinets etc. not intended for use as storage space. Examples are to the north of #1310 are 7 storage sheds and to the east of #1391 are 7 storage sheds. All three free-standing gazebos around Building #1300 have been enclosed to provide more storage space and space within #1300 was also used. This project recommends construction of a 5,000 square foot building to reclaim existing space and also provide needed maintenance office and shop areas.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$134,000**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 9993SIT7**

**SLURRY SEAL ASPHALT PAVING**

**Construction Cost \$134,000**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads and parking areas. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 130,000 square feet of asphalt area was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>
<b>Priority Class 2:</b>	<b>\$5,912,300</b>
<b>Priority Class 3:</b>	<b>\$134,000</b>
<b>Grand Total:</b>	<b>\$6,046,300</b>

#1307 MULTI-PURPOSE

SPWD Facility Condition Analysis - 1959

Survey Date: 2/7/2022

#1307 MULTI-PURPOSE  
BUILDING REPORT

The #1307 Multi-Purpose building is a wood framed structure with a clay tile roof on a concrete slab-on-grade foundation. The exterior is painted stucco and the interior is painted gypsum board. It is used for various activities by the clients and staff. It has ADA accessible restrooms needing minor upgrades, and a fire alarm and sprinkler system. The HVAC is a split system with two gas fired forced air units and two exterior ground mounted AC condensers. The HVAC system was replaced in 2017.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$42,900**  
**Currently Critical** **Immediate to Two Years**

**ADA DOOR HARDWARE UPGRADE**

**Project Index #: 1959ADA3**  
**Construction Cost \$8,400**

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

**ADA RESTROOM UPGRADE**

**Project Index #: 1959ADA5**  
**Construction Cost \$5,000**

The two ADA accessible restrooms are not fully compliant. There is no pipe protection, the toilet paper dispenser is not in the correct location, the flush handle is not on the correct side and additional signage is needed. 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.

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**

**Project Index #: 1959ADA2**  
**Construction Cost \$5,200**

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 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**GFCI OUTLET INSTALLATION**

**Project Index #: 1959ELE1**  
**Construction Cost \$300**

The existing receptacles in some bathrooms appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles or breakers protecting those receptacles.

**Project Index #: 1959ADA4**  
**Construction Cost \$19,000**

### **KITCHENETTE UPGRADE**

The kitchenette and associated cabinets in the multi-purpose room are original to the building. 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.

**Project Index #: 1959SFT3**  
**Construction Cost \$5,000**

### **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 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

### **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$15,000**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 1959INT6**  
**Construction Cost \$15,000**

### **NONABSORBENT FINISHES**

2018 IBC Section 1210 requires the installation of smooth, hard, nonabsorbent surfaces in the following restroom areas: on floors in toilet, bathing and shower rooms that extend upward onto the walls at least 4 inches, within 2 feet of the sides of urinals and water closets to a height of not less than 4 feet above the floor and in shower compartments to a height not less than 70 inches above the drain inlet. Accessories such as grab bars, towel bars, paper dispensers and soap dishes, provided on or within walls, shall be installed and sealed to protect structural elements from moisture. This project recommends the installation of Fiberglass Reinforced Panel (FRP) or an equal material in both restrooms to comply with this code section.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

### **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$20,400**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 1959EXT1**  
**Construction Cost \$10,200**

### **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 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 1959INT5**  
**Construction Cost \$10,200**

### **INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 1,450	<b>IBC Occupancy Type 1:</b> 100 % B
<b>Year Constructed:</b> 1992	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Painted Stucco / EIFS	<b>Construction Type:</b> Wood Framing
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1 <b>Basement?</b> No	<b>Percent Fire Supressed:</b> 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$42,900	<b>Project Construction Cost per Square Foot:</b> \$54.00
<b>Priority Class 2:</b> \$15,000	<b>Total Facility Replacement Construction Cost:</b> \$508,000
<b>Priority Class 3:</b> \$20,400	<b>Facility Replacement Cost per Square Foot:</b> \$350
<b>Grand Total:</b> \$78,300	<b>FCNI:</b> 15%

#1308 RESIDENTIAL

SPWD Facility Condition Analysis - 1672

Survey Date: 2/7/2022

#1308 RESIDENTIAL
BUILDING REPORT

The #1308 Residential building is a wood framed structure with a clay tile roof on a concrete slab-on-grade foundation. The exterior is painted stucco and the interior is painted gypsum board. The facility has bedrooms, restrooms, common areas and a kitchen. The facility is lacking ADA accessibility but it does have a fire alarm and sprinkler system. The HVAC is a split system with gas fired forced air units and exterior ground mounted AC condensers. The HVAC system was replaced in 2017.

PRIORITY CLASS 1 PROJECTS Total Construction Cost for Priority 1 Projects: \$187,400
Currently Critical Immediate to Two Years

ADA DOOR HARDWARE UPGRADE Project Index #: 1672ADA5
Construction Cost \$22,400

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

ADA RESTROOM REMODEL Project Index #: 1672ADA2
Construction Cost \$122,200

The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of 2 restrooms is necessary. It is recommended that the other 3 restrooms be refurbished at the same time. This project would provide funding for the construction of two ADA accessible restrooms and refurbishment of the three others. 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.

This project is in design under CIP 21-S02(2) and the estimate is based off that project.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

ADA SIGNAGE Project Index #: 1672ADA3
Construction Cost \$1,200

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.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

GFCI OUTLET INSTALLATION Project Index #: 1672ELE1
Construction Cost \$300

The existing receptacles in the kitchen appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles or breakers protecting those receptacles.

**Project Index #: 1672ADA4**  
**Construction Cost \$36,300**

**KITCHEN REMODEL**

The kitchen in the building is in fair to poor condition. 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.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**Project Index #: 1672SFT2**  
**Construction Cost \$5,000**

**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 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$30,400**  
**Necessary - Not Yet Critical** **Two to Four Years**

**Project Index #: 1672INT5**  
**Construction Cost \$23,900**

**FLOORING REPLACEMENT**

The flooring in the building is damaged and reaching the end of its useful life. It is recommended that the VCT and carpeted flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT and carpet with a 6" base.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**Project Index #: 1672PLM2**  
**Construction Cost \$6,500**

**WATER HEATER REPLACEMENT**

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

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$37,200**  
**Long-Term Needs** **Four to Ten Years**

**Project Index #: 1672EXT1**  
**Construction Cost \$18,600**

**EXTERIOR FINISHES**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 1672INT4**

**Construction Cost \$18,600**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 2,650	<b>IBC Occupancy Type 1:</b> 100 % R-4
<b>Year Constructed:</b> 1992	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Painted Stucco / EIFS	<b>Construction Type:</b> Wood Framing
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1	<b>Basement?</b> No
	<b>Percent Fire Supressed:</b> 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$187,400	<b>Project Construction Cost per Square Foot:</b> \$96.23
<b>Priority Class 2:</b> \$30,400	<b>Total Facility Replacement Construction Cost:</b> \$928,000
<b>Priority Class 3:</b> \$37,200	<b>Facility Replacement Cost per Square Foot:</b> \$350
<b>Grand Total:</b> \$255,000	<b>FCNI:</b> 27%

#1309 RESIDENTIAL

SPWD Facility Condition Analysis - 1671

Survey Date: 2/7/2022

#1309 RESIDENTIAL
BUILDING REPORT

The #1309 Residential building is a wood framed structure with a clay tile roof on a concrete slab-on-grade foundation. The exterior is painted stucco and the interior is painted gypsum board. The facility has bedrooms, restrooms, common areas and a kitchen. The facility is lacking ADA accessibility but it does have a fire alarm and sprinkler system. The HVAC is a split system with gas fired forced air units and exterior ground mounted AC condensers. The HVAC system was replaced in 2017.

PRIORITY CLASS 1 PROJECTS Total Construction Cost for Priority 1 Projects: \$187,400
Currently Critical Immediate to Two Years

ADA DOOR HARDWARE UPGRADE Project Index #: 1671ADA5
Construction Cost \$22,400

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

ADA RESTROOM REMODEL Project Index #: 1671ADA2
Construction Cost \$122,200

The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of 2 restrooms is necessary. It is recommended that the other 3 restrooms be refurbished at the same time. This project would provide funding for the construction of two ADA accessible restrooms and refurbishment of the three others. 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.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

ADA SIGNAGE Project Index #: 1671ADA3
Construction Cost \$1,200

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.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

GFCI OUTLET INSTALLATION Project Index #: 1671ELE1
Construction Cost \$300

The existing receptacles in the kitchen appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles or breakers protecting those receptacles.

**Project Index #: 1671ADA4**  
**Construction Cost \$36,300**

### **KITCHEN REMODEL**

The kitchen in the building is in fair to poor condition. 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.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**Project Index #: 1671SFT2**  
**Construction Cost \$5,000**

### **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 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

### **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$23,900**

**Necessary - Not Yet Critical Two to Four Years**

**Project Index #: 1671INT5**  
**Construction Cost \$23,900**

### **FLOORING REPLACEMENT**

The flooring in the building is damaged and reaching the end of its useful life. It is recommended that the VCT and carpeted flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT and carpet with a 6" base.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

### **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$37,200**

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

**Project Index #: 1671EXT1**  
**Construction Cost \$18,600**

### **EXTERIOR FINISHES**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 -8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 1671INT4**  
**Construction Cost \$18,600**

### **INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 2,650	<b>IBC Occupancy Type 1:</b> 100 % R-4
<b>Year Constructed:</b> 1992	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Painted Stucco / EIFS	<b>Construction Type:</b> Wood Framing
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1 <b>Basement?</b> No	<b>Percent Fire Supressed:</b> 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$187,400	<b>Project Construction Cost per Square Foot:</b> \$93.77
<b>Priority Class 2:</b> \$23,900	<b>Total Facility Replacement Construction Cost:</b> \$928,000
<b>Priority Class 3:</b> \$37,200	<b>Facility Replacement Cost per Square Foot:</b> \$350
<b>Grand Total:</b> \$248,500	<b>FCNI:</b> 27%

#1310 RESIDENTIAL

SPWD Facility Condition Analysis - 0706

Survey Date: 2/7/2022

#1310 RESIDENTIAL  
BUILDING REPORT

The #1310 Residential building is a wood framed structure with a clay tile roof on a concrete slab-on-grade foundation. The exterior is painted stucco and the interior is painted gypsum board. The facility has bedrooms, restrooms, common areas and a kitchen. The facility is lacking ADA accessibility but it does have a fire alarm and sprinkler system. The HVAC is a split system with gas fired forced air units and exterior ground mounted AC condensers. The HVAC system was replaced in 2017.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects: \$187,100**

**Currently Critical**

**Immediate to Two Years**

**ADA DOOR HARDWARE UPGRADE**

**Project Index #: 0706ADA5  
Construction Cost \$22,400**

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

**ADA RESTROOM REMODEL**

**Project Index #: 0706ADA2  
Construction Cost \$122,200**

The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of 2 restrooms is necessary. It is recommended that the other 3 restrooms be refurbished at the same time. This project would provide funding for the construction of two ADA accessible restrooms and refurbishment of the three others. 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.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**ADA SIGNAGE**

**Project Index #: 0706ADA3  
Construction Cost \$1,200**

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.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**Project Index #: 0706ADA4**  
**Construction Cost \$36,300**

### **KITCHEN REMODEL**

The kitchen in the building is in fair to poor condition. 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.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**Project Index #: 0706SFT2**  
**Construction Cost \$5,000**

### **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 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$23,900**  
**Necessary - Not Yet Critical** **Two to Four Years**

**Project Index #: 0706INT5**  
**Construction Cost \$23,900**

### **FLOORING REPLACEMENT**

The flooring in the building is damaged and reaching the end of its useful life. It is recommended that the VCT and carpeted flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT and carpet with a 6" base.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$37,200**  
**Long-Term Needs** **Four to Ten Years**

**Project Index #: 0706EXT1**  
**Construction Cost \$18,600**

### **EXTERIOR FINISHES**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0706INT4**  
**Construction Cost \$18,600**

### **INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 2,650	<b>IBC Occupancy Type 1:</b> 100 % R-4
<b>Year Constructed:</b> 1992	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Painted Stucco / EIFS	<b>Construction Type:</b> Wood Framing
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1	<b>Basement?</b> No
	<b>Percent Fire Supressed:</b> 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$187,100	<b>Project Construction Cost per Square Foot:</b> \$93.66
<b>Priority Class 2:</b> \$23,900	<b>Total Facility Replacement Construction Cost:</b> \$928,000
<b>Priority Class 3:</b> \$37,200	<b>Facility Replacement Cost per Square Foot:</b> \$350
<b>Grand Total:</b> \$248,200	<b>FCNI:</b> 27%







#1300 RESIDENTIAL

SPWD Facility Condition Analysis - 0372

Survey Date: 2/7/2022

#1300 RESIDENTIAL  
BUILDING REPORT

The #1300 Residential building is a concrete masonry unit (CMU) structure with a mix of single-ply and asphalt composition tile roofing on a concrete slab-on-grade foundation. The roofing systems appear to be in good condition. The exterior is painted stucco and the interior is painted gypsum board. The facility has bedrooms, restrooms, common areas and a kitchen. The facility has a fire alarm and sprinkler system. It has an HVAC system consisting of gas fired forced air units and AC condensers. The facility also has restroom ADA upgrades.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$109,700**  
**Currently Critical** **Immediate to Two Years**

**EXIT SIGN & EGRESS LIGHTING UPGRADE**

**Project Index #: 0372SFT3**  
**Construction Cost \$12,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2018 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**FIRE ALARM SYSTEM UPGRADE**

**Project Index #: 0372SFT6**  
**Construction Cost \$87,700**

The existing fire alarm system was installed in approximately half of the building. Current regulations require that the entire building be provided protection. This project recommends replacing the existing fire alarm system and integrate into DRC campus wide fire alarm system. The new system would provide coverage for the entire building.

**FIRE SPRINKLER HEAD INSPECTION**

**Project Index #: 0372SFT5**  
**Construction Cost \$5,000**

A visual survey of the fire sprinkler system in this building appears to be approaching 50 years of age. NFPA 25 is the standard governing inspection, testing and maintenance of water-based fire protection systems. According to NFPA 25, standard wet type fire sprinkler system heads shall be replaced or a sample tested every 50 years and the test repeated every 10 years thereafter. The testing requires removal of 1% of the sprinkler heads or minimum of 4 and sent to a listed testing lab. This project will fund the testing required to satisfy NFPA 25 for a standard fire sprinkler system. Any additional testing or sprinkler replacement is not included in this estimate.

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION**

**Project Index #: 0372SFT4**  
**Construction Cost \$5,000**

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 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$438,100**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 0372EXT1**

**Construction Cost \$67,600**

**EXTERIOR DOOR REPLACEMENT**

The 13 exterior wood and metal man doors appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement of the wood and metal doors with new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate. This project or a portion thereof was previously recommended in the FCA reports dated 06/17/1998, 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**Project Index #: 0372EXT5**

**Construction Cost \$94,500**

**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 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 2 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0372HVA3**

**Construction Cost \$25,000**

**HVAC EQUIPMENT REPLACEMENT**

A majority of the HVAC system was replaced in 2012. However 2 split units with forced air gas furnaces inside and condensing units on the exterior were not. These are not energy efficient and have reached the end of their useful life. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project would provide for installation of two new HVAC systems and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC system and all required connections to utilities.

**Project Index #: 0372INT4**

**Construction Cost \$94,500**

**INTERIOR FINISHES**

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

**Project Index #: 0372INT6**

**Construction Cost \$15,000**

**NONABSORBENT FINISHES**

2018 IBC Section 1210 requires the installation of smooth, hard, nonabsorbent surfaces in the following restroom areas: on floors in toilet, bathing and shower rooms that extend upward onto the walls at least 4 inches, within 2 feet of the sides of urinals and water closets to a height of not less than 4 feet above the floor and in shower compartments to a height not less than 70 inches above the drain inlet. Accessories such as grab bars, towel bars, paper dispensers and soap dishes, provided on or within walls, shall be installed and sealed to protect structural elements from moisture. This project recommends the installation of Fiberglass Reinforced Panel (FRP) or an equal material to comply with this code section.

**Project Index #: 0372SIT3**

**Construction Cost \$10,000**

**SITE DRAINAGE IMPROVEMENTS**

The building has considerable damage to the stucco finish and foundation from improper drainage around the building. The grade does not slope away from the building in several areas, especially on the east and west sides of the building. This is causing water to pool up next to the building, infiltrate the interior and damage the concrete foundation walls. This project would create positive flow away from the building by regrading and installing French drains as needed. This project or a portion thereof was previously recommended in the FCA report dated 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**Project Index #: 0372PLM4**

**Construction Cost \$6,500**

**WATER HEATER REPLACEMENT**

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

**Project Index #: 0372EXT2**

**Construction Cost \$125,000**

**WINDOW REPLACEMENT**

The windows and skylights are original and should be scheduled for replacement. The windows are single pane in a wooden frame. These older windows are drafty, not energy efficient and the wooden frames have deteriorated significantly. The skylights have had numerous leaks and are cracked in several places. This project recommends replacing the windows with dual pane, higher efficiency units and replacing the skylights with new skylight systems.. This estimate is for the replacement of 60 window units including wooden frames and 2 skylights. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA reports dated 06/17/1998, 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$133,600**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0372EXT6**

**Construction Cost \$133,600**

**ROOF REPLACEMENT**

The asphalt composition and single ply roofing systems on this building appeared to be 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, and constant exposure to the sun are contributing factors to wear and deterioration. No records were found regarding the current roofing system installation date. It is recommended that this building be re-roofed in the next 5 - 7 years to be consistent with the roofing program.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 13,500</b>	<b>IBC Occupancy Type 1: 100 % R-4</b>
<b>Year Constructed: 1972</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 100 % Painted Stucco / EIFS</b>	<b>Construction Type: Wood Framing</b>
<b>Exterior Finish 2: %</b>	<b>IBC Construction Type: V-B</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Supressed: 100 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$109,700</b>	<b>Project Construction Cost per Square Foot: \$50.47</b>
<b>Priority Class 2: \$438,100</b>	<b>Total Facility Replacement Construction Cost: \$4,725,000</b>
<b>Priority Class 3: \$133,600</b>	<b>Facility Replacement Cost per Square Foot: \$350</b>
<b>Grand Total: \$681,400</b>	<b>FCNI: 14%</b>

#1306 RESIDENTIAL

SPWD Facility Condition Analysis - 0371

Survey Date: 2/7/2022

#1306 RESIDENTIAL  
BUILDING REPORT

The #1306 Residential 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 1997 with a 15 year warranty. It has bedrooms, restrooms and kitchen / activity areas and is ADA accessible. It has a fire alarm and sprinkler system as well as a HVAC system consisting of gas fired forced air units and AC condensers. The HVAC system was replaced in 2016.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$111,300**  
**Currently Critical** **Immediate to Two Years**

**ADA DOOR HARDWARE UPGRADE**

**Project Index #: 0371ADA3**  
**Construction Cost \$24,500**

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.

**ADA RESTROOM REMODEL**

**Project Index #: 0371ADA4**  
**Construction Cost \$69,800**

The existing restrooms on the south side of the residence appear to be original construction and have reached the end of their useful life. A complete retrofit of 2 restrooms is necessary. It is recommended that the other staff restroom be refurbished at the same time. This project would provide funding for the construction of two ADA accessible restrooms and refurbishment of the staff restroom. 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.

**EXIT SIGN & EGRESS LIGHTING UPGRADE**

**Project Index #: 0371SFT5**  
**Construction Cost \$12,000**

The emergency egress lighting appears to be insufficient and the exit signs do not meet current standards. Some exit doors have self-illuminated and others have internally lit exit signs. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2018 Chapter 10 was referenced for this project.

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION**

**Project Index #: 0371SFT4**  
**Construction Cost \$5,000**

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 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$120,000**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 0371INT7**

**Construction Cost \$25,000**

**INTERIOR DOOR REPLACEMENT**

There are several existing interior bi-pass closet doors that are damaged from abuse and age. This project would provide for the removal of the existing bi-pass doors and the purchase and installation of new solid core wood hinged doors and hollow metal frames. All hardware, painting and framing materials are included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**Project Index #: 0371ADA2**

**Construction Cost \$36,000**

**KITCHEN REMODEL**

The south kitchen in the building appears to be original construction and has reached the end of its useful life. 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.

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**Project Index #: 0371EXT4**

**Construction Cost \$10,000**

**ROOF REPAIRS**

Clay tile roofs are especially susceptible to mechanical damage from walking on tiles or from fallen tree limbs or other objects. Sections of the roofing tile appear to have pulled away from the concrete grouting in several areas. This project would provide funding for the removal and replacement of broken tile and repair the grouting as needed.

**Project Index #: 0371PLM2**

**Construction Cost \$13,000**

**WATER HEATER REPLACEMENT**

There are two 100 gallon natural 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, this unit is showing signs of wear and should be scheduled for replacement in the next 2 - 3 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

**Project Index #: 0371ENR1**

**Construction Cost \$36,000**

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

This project or a portion thereof was previously recommended in the FCA reports dated 06/17/1998 and 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$98,700**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0371EXT3**

**Construction Cost \$24,600**

**EXTERIOR FINISHES**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0371INT8**

**Construction Cost \$24,600**

**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.

**Project Index #: 0371EXT5**

**Construction Cost \$49,500**

**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 2000 with a 15 year warranty. It is recommended that this building be re-roofed in the next 5 - 7 years to be consistent with the roofing program.

**BUILDING INFORMATION:**

**Gross Area (square feet): 4,906**

**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-B**

**Percent Fire Supressed: 100 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

**Priority Class 1: \$111,300**

**Priority Class 2: \$120,000**

**Priority Class 3: \$98,700**

**Grand Total: \$330,000**

**Project Construction Cost per Square Foot: \$67.26**

**Total Facility Replacement Construction Cost: \$1,717,000**

**Facility Replacement Cost per Square Foot: \$350**

**FCNI: 19%**

#1301 RESIDENTIAL

SPWD Facility Condition Analysis - 0370

Survey Date: 2/7/2022

#1301 RESIDENTIAL
BUILDING REPORT

The #1301 Residential 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 1997 with a 15 year warranty. It has bedrooms, restrooms and kitchen / activity areas and is ADA accessible. It has a fire alarm and sprinkler system as well as a HVAC system consisting of gas fired forced air units and AC condensers. The HVAC system was replaced in 2016.

PRIORITY CLASS 1 PROJECTS Total Construction Cost for Priority 1 Projects: \$26,400
Currently Critical Immediate to Two Years

ADA DOOR HARDWARE UPGRADE

Project Index #: 0370ADA6
Construction Cost \$22,400

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

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 0370SFT3
Construction Cost \$4,000

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 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

PRIORITY CLASS 2 PROJECTS Total Construction Cost for Priority 2 Projects: \$24,500
Necessary - Not Yet Critical Two to Four Years

WATER HEATER REPLACEMENT

Project Index #: 0370PLM3
Construction Cost \$6,500

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

WINDOW REPLACEMENT

Project Index #: 0370ENR1
Construction Cost \$18,000

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 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 reports dated 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$75,700**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0370EXT4**

**Construction Cost \$20,500**

**EXTERIOR FINISHES**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0370SFT4**

**Construction Cost \$5,000**

**FIRE SPRINKLER HEAD INSPECTION**

A visual survey of the fire sprinkler system in this building appears to be approaching 50 years of age in 2026. NFPA 25 is the standard governing inspection, testing and maintenance of water-based fire protection systems. According to NFPA 25, standard wet type fire sprinkler system heads shall be replaced or a sample tested every 50 years and the test repeated every 10 years thereafter. The testing requires removal of 1% of the sprinkler heads or minimum of 4 and sent to a listed testing lab. This project will fund the testing required to satisfy NFPA 25 for a standard fire sprinkler system. Any additional testing or sprinkler replacement is not included in this estimate.

**Project Index #: 0370INT4**

**Construction Cost \$20,500**

**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.

**Project Index #: 0370EXT5**

**Construction Cost \$29,700**

**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 2000 with a 15 year warranty. It is recommended that this building be re-roofed in the next 5 - 7 years to be consistent with the roofing program.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 2,924	<b>IBC Occupancy Type 1:</b> 100 % R-4
<b>Year Constructed:</b> 1976	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Painted Stucco / EIFS	<b>Construction Type:</b> Wood Framing
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1	<b>Basement?</b> No
	<b>Percent Fire Suppressed:</b> 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$26,400	<b>Project Construction Cost per Square Foot:</b> \$43.30
<b>Priority Class 2:</b> \$24,500	<b>Total Facility Replacement Construction Cost:</b> \$1,023,000
<b>Priority Class 3:</b> \$75,700	<b>Facility Replacement Cost per Square Foot:</b> \$350
<b>Grand Total:</b> \$126,600	<b>FCNI:</b> 12%

#1303 RESIDENTIAL

SPWD Facility Condition Analysis - 0369

Survey Date: 2/7/2022

#1303 RESIDENTIAL  
BUILDING REPORT

The #1303 Residential 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 1997 with a 15 year warranty. It has bedrooms, restrooms and kitchen / activity areas and is ADA accessible. It has a fire alarm and sprinkler system as well as a HVAC system consisting of gas fired forced air units and AC condensers. The HVAC system was replaced in 2016.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$22,400**  
**Currently Critical** **Immediate to Two Years**

**ADA DOOR HARDWARE UPGRADE**

**Project Index #: 0369ADA6**  
**Construction Cost \$22,400**

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

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$16,500**  
**Necessary - Not Yet Critical** **Two to Four Years**

**NONABSORBENT FINISHES**

**Project Index #: 0369INT5**  
**Construction Cost \$10,000**

2018 IBC Section 1210 requires the installation of smooth, hard, nonabsorbent surfaces in the following restroom areas: on floors in toilet, bathing and shower rooms that extend upward onto the walls at least 4 inches, within 2 feet of the sides of urinals and water closets to a height of not less than 4 feet above the floor and in shower compartments to a height not less than 70 inches above the drain inlet. Accessories such as grab bars, towel bars, paper dispensers and soap dishes, provided on or within walls, shall be installed and sealed to protect structural elements from moisture. This project recommends the installation of Fiberglass Reinforced Panel (FRP) or an equal material to comply with this code section. This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**WATER HEATER REPLACEMENT**

**Project Index #: 0369PLM2**  
**Construction Cost \$6,500**

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

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$127,800**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0369EXT4**

**Construction Cost \$35,700**

**EXTERIOR FINISHES**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0369SFT5**

**Construction Cost \$5,000**

**FIRE SPRINKLER HEAD INSPECTION**

A visual survey of the fire sprinkler system in this building appears to be approaching 50 years of age in 2026. NFPA 25 is the standard governing inspection, testing and maintenance of water-based fire protection systems. According to NFPA 25, standard wet type fire sprinkler system heads shall be replaced or a sample tested every 50 years and the test repeated every 10 years thereafter. The testing requires removal of 1% of the sprinkler heads or minimum of 4 and sent to a listed testing lab. This project will fund the testing required to satisfy NFPA 25 for a standard fire sprinkler system. Any additional testing or sprinkler replacement is not included in this estimate.

**Project Index #: 0369INT8**

**Construction Cost \$35,700**

**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.

**Project Index #: 0369EXT6**

**Construction Cost \$51,400**

**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 2000 with a 15 year warranty. It is recommended that this building be re-roofed in the next 5 - 7 years to be consistent with the roofing program.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 5,104	<b>IBC Occupancy Type 1:</b> 100 % R-4
<b>Year Constructed:</b> 1976	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Painted Stucco / EIFS	<b>Construction Type:</b> Wood Framing
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1 <b>Basement?</b> No	<b>Percent Fire Suppressed:</b> 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$22,400	<b>Project Construction Cost per Square Foot:</b> \$32.66
<b>Priority Class 2:</b> \$16,500	<b>Total Facility Replacement Construction Cost:</b> \$1,786,000
<b>Priority Class 3:</b> \$127,800	<b>Facility Replacement Cost per Square Foot:</b> \$350
<b>Grand Total:</b> \$166,700	<b>FCNI:</b> 9%

#1302 RESIDENTIAL

SPWD Facility Condition Analysis - 0368

Survey Date: 2/7/2022

#1302 RESIDENTIAL  
BUILDING REPORT

The #1302 Residential 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 1997 with a 15 year warranty. It has bedrooms, restrooms and kitchen / activity areas and is ADA accessible. It has a fire alarm and sprinkler system as well as a HVAC system consisting of gas fired forced air units and AC condensers. The HVAC system was replaced in 2016.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$10,700**  
**Currently Critical** **Immediate to Two Years**

**EXIT SIGN AND EGRESS LIGHTING UPGRADE**

**Project Index #: 0368SFT4**  
**Construction Cost \$6,700**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2018 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/06/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION**

**Project Index #: 0368SFT3**  
**Construction Cost \$4,000**

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 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$53,500**  
**Necessary - Not Yet Critical** **Two to Four Years**

**WATER HEATER REPLACEMENT**

**Project Index #: 0368PLM2**  
**Construction Cost \$6,500**

**WATER HEATER REPLACEMENT**

**Project Index #: 0368PLM3**  
**Construction Cost \$6,500**

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

**Project Index #: 0368ENR3**  
**Construction Cost \$40,500**

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

This project or a portion there of was previously recommended in the FCA reports dated 06/15/1998, 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$127,800**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0368EXT5**  
**Construction Cost \$35,700**

**EXTERIOR FINISHES**

The exterior finishes were in good condition, It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0368SFT5**  
**Construction Cost \$5,000**

**FIRE SPRINKLER HEAD INSPECTION**

A visual survey of the fire sprinkler system in this building appears be approaching 50 years of age in 2026. NFPA 25 is the standard governing inspection, testing and maintenance of water-based fire protection systems. According to NFPA 25, standard wet type fire sprinkler system heads shall be replaced or a sample tested every 50 years and the test repeated every 10 years thereafter. The testing requires removal of 1% of the sprinkler heads or minimum of 4 and sent to a listed testing lab. This project will fund the testing required to satisfy NFPA 25 for a standard fire sprinkler system. Any additional testing or sprinkler replacement is not included in this estimate.

**Project Index #: 0368INT6**  
**Construction Cost \$35,700**

**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.

**Project Index #: 0368EXT7**  
**Construction Cost \$51,400**

**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 2000 with a 15 year warranty. It is recommended that this building be re-roofed in the next 5 - 7 years to be consistent with the roofing program.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 5,104</b>	<b>IBC Occupancy Type 1: 100 % R-4</b>
<b>Year Constructed: 1976</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 100 % Painted Stucco / EIFS</b>	<b>Construction Type: Wood Framing</b>
<b>Exterior Finish 2: %</b>	<b>IBC Construction Type: V-A</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Supressed: 100 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$10,700</b>	<b>Project Construction Cost per Square Foot: \$37.62</b>
<b>Priority Class 2: \$53,500</b>	<b>Total Facility Replacement Construction Cost: \$1,786,000</b>
<b>Priority Class 3: \$127,800</b>	<b>Facility Replacement Cost per Square Foot: \$350</b>
<b>Grand Total: \$192,000</b>	<b>FCNI: 11%</b>

#1304 OFFICE

SPWD Facility Condition Analysis - 0367

Survey Date: 2/7/2022

#1304 OFFICE

BUILDING REPORT

The #1304 Office 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 1997 with a 15 year warranty. The exterior is painted stucco and the interior is painted gypsum board. This building is designed as a residential care facility and was being used as an office during the survey of 2022. The building has roof mounted packaged HVAC units and forced air furnaces in mechanical closets, fire alarms and a fire sprinkler system. The HVAC was replaced in 2016.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$17,000**  
**Currently Critical** **Immediate to Two Years**

**ADA DOOR HARDWARE UPGRADE**

**Project Index #: 0367ADA6**  
**Construction Cost \$7,000**

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.

**ADA SIGNAGE**

**Project Index #: 0367ADA4**  
**Construction Cost \$1,000**

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

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**

**Project Index #: 0367ADA5**  
**Construction Cost \$5,000**

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

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION**

**Project Index #: 0367SFT3**  
**Construction Cost \$4,000**

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 02/06/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$43,300**

**Necessary - Not Yet Critical Two to Four Years**

**Project Index #: 0367INT4**

**Construction Cost \$25,000**

**INTERIOR DOOR REPLACEMENT**

There are several existing interior bi-pass closet doors that are damaged from abuse and age. This project would provide for the removal of the existing bi-pass doors and the purchase and installation of new solid core wood hinged doors and hollow metal frames. All hardware, painting and framing materials are included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 02/06/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**Project Index #: 0367PLM4**

**Construction Cost \$3,300**

**WATER HEATER REPLACEMENT**

There is a 74 gallon natural gas water heater in the building. The average lifespan of a water heater is eight to ten years.

This unit was installed in 2008. It is recommended that a new propane water heater, seismic straps, braided steel hose, expansion tank, ball valves, new flex gas line and pan be installed. Removal and disposal of the existing equipment is included in this estimate.

**Project Index #: 0367EXT3**

**Construction Cost \$15,000**

**WINDOW REPLACEMENT**

The existing windows in this building are of single pane wire mesh construction in metal frames. Some are broken and all are not energy efficient. This project would provide for the removal and replacement of the windows with new dual pane security rated window systems.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$116,900**

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

**Project Index #: 0367EXT2**

**Construction Cost \$32,800**

**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 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0367SFT4**

**Construction Cost \$5,000**

**FIRE SPRINKLER HEAD INSPECTION**

A visual survey of the fire sprinkler system in this building appears to be approaching 50 years of age in 2026. NFPA 25 is the standard governing inspection, testing and maintenance of water-based fire protection systems. According to NFPA 25, standard wet type fire sprinkler system heads shall be replaced or a sample tested every 50 years and the test repeated every 10 years thereafter. The testing requires removal of 1% of the sprinkler heads or minimum of 4 and sent to a listed testing lab. This project will fund the testing required to satisfy NFPA 25 for a standard fire sprinkler system. Any additional testing or sprinkler replacement is not included in this estimate.

**Project Index #: 0367INT3**

**Construction Cost \$32,800**

**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.

**Project Index #: 0367EXT4**

**Construction Cost \$46,300**

**ROOF REPLACEMENT**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1997 with a 15 year warranty. It is recommended that this building be re-roofed in the next 5 - 7 years to be consistent with the roofing program.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 4,685	<b>IBC Occupancy Type 1:</b> 100 % B
<b>Year Constructed:</b> 1976	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Painted Stucco / EIFS	<b>Construction Type:</b> Wood Framing
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1	<b>Basement?</b> No
	<b>Percent Fire Supressed:</b> 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$17,000	<b>Project Construction Cost per Square Foot:</b> \$37.82
<b>Priority Class 2:</b> \$43,300	<b>Total Facility Replacement Construction Cost:</b> \$1,640,000
<b>Priority Class 3:</b> \$116,900	<b>Facility Replacement Cost per Square Foot:</b> \$350
<b>Grand Total:</b> \$177,200	<b>FCNI:</b> 11%

#1391 DRC ADMINISTRATION

SPWD Facility Condition Analysis - 0256

Survey Date: 2/7/2022

#1391 DRC ADMINISTRATION  
BUILDING REPORT

The #1391 Desert Regional Center Administration 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 2000 with a 15 year warranty. The facility contains the administration offices for Desert Research Center. There are Men's and Women's Restrooms which are ADA compliant, offices, conference areas and a mechanical room. The building has fire sprinkler and fire alarm systems.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$15,000**  
**Currently Critical** **Immediate to Two Years**

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**

**Project Index #: 0256ADA5**  
**Construction Cost \$10,000**

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

This project or a portion thereof was previously recommended in the FCA report dated 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION**

**Project Index #: 0256SFT2**  
**Construction Cost \$5,000**

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 02/06/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$741,200**  
**Necessary - Not Yet Critical** **Two to Four Years**

**AIR-COOLED CHILLER REPLACEMENT**

**Project Index #: 0256HVA3**  
**Construction Cost \$375,000**

The chilled water source for the building is a ground level, air-cooled chiller. The chiller has reached the end of its useful life. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. It is recommended that this chiller be replaced. This project includes the removal and disposal of the existing equipment and all required connections to utilities.

This project is in design under CIP 21-M02(18) and the estimate is based off that project.

**Project Index #: 0256ELE2**  
**Construction Cost \$336,200**

### **ELECTRICAL UPGRADE**

This building is over 46 years old and the electrical system has reached the end of its useful life. Additionally, it was constructed before the requirements for NEC 70e electrical Arc Flash Assessments. As a consequence, any original subpanels, distribution boards and breakers are not labeled with available fault current (AIC Rating). In order to comply with the NEC 70e requirements, it is recommended that the original electrical equipment be replaced with new to facilitate the required Breaker Coordination and Arc Flash studies. Removal and disposal of the existing equipment is included in this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/06/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**Project Index #: 0256ENR1**  
**Construction Cost \$30,000**

### **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 20 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA reports dated 06/15/1998, 02/07/2008 and 06/04/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

### **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$659,600**

#### **Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0256HVA4**  
**Construction Cost \$400,000**

### **BOILER INSTALLATION**

The building heating is supplied by a single boiler installed in 2007. This creates a single point of failure that can leave the building without heat. The risk of failure increases as the existing boiler ages. Planning should take place to replace the single boiler with redundant boilers, pumps and controls. This project includes removal and disposal of the existing equipment and all required connections to utilities.

**Project Index #: 0256EXT3**  
**Construction Cost \$74,600**

### **EXTERIOR FINISHES**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0256SFT4**  
**Construction Cost \$5,000**

### **FIRE SPRINKLER HEAD INSPECTION**

A visual survey of the fire sprinkler system in this building appears to be approaching 50 years of age. NFPA 25 is the standard governing inspection, testing and maintenance of water-based fire protection systems. According to NFPA 25, standard wet type fire sprinkler system heads shall be replaced or a sample tested every 50 years and the test repeated every 10 years thereafter. The testing requires removal of 1% of the sprinkler heads or minimum of 4 and sent to a listed testing lab. This project will fund the testing required to satisfy NFPA 25 for a standard fire sprinkler system. Any additional testing or sprinkler replacement is not included in this estimate.

**Project Index #: 0256INT9**  
**Construction Cost \$74,600**

### **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.

**Project Index #: 0256EXT4**  
**Construction Cost \$105,400**

**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 2000 with a 15 year warranty. It is recommended that this building be re-roofed in the next 5 - 7 years to be consistent with the roofing program.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 10,656	<b>IBC Occupancy Type 1:</b> 100 % B
<b>Year Constructed:</b> 1976	<b>IBC Occupancy Type 2:</b> %
<b>Exterior Finish 1:</b> 100 % Painted Stucco / EIFS	<b>Construction Type:</b> Wood Framing
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> V-A
<b>Number of Levels (Floors):</b> 1	<b>Basement?</b> No
	<b>Percent Fire Supressed:</b> 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$15,000	<b>Project Construction Cost per Square Foot:</b> \$132.86
<b>Priority Class 2:</b> \$741,200	<b>Total Facility Replacement Construction Cost:</b> \$3,730,000
<b>Priority Class 3:</b> \$659,600	<b>Facility Replacement Cost per Square Foot:</b> \$350
<b>Grand Total:</b> \$1,415,800	<b>FCNI:</b> 38%

**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



Desert Regional Center Site – FCA Site #9993  
Description: Transverse Drive Pavement Replacement & Drainage Needed.



Desert Regional Center Site – FCA Site #9993 (Building # 2773 thru 2782)  
Description: Site Wide Ramadas Exterior Finishes Needed.



Desert Regional Center Site – FCA Site #9993 (Building # 2755 thru 2772)  
Description: Site Wide Storage Shed Roof Replacement Needed.



Shade Ramada #1 thru #10 – FCA Building # 2773 thru 2782  
Description: Typical Shade Ramada.



Storage Shed #1 thru #18 – FCA Building # 2755 thru 2772  
Description: Typical Group of Storage Sheds.



#1307 Multi-Purpose – FCA Building #1959  
Description: Exterior of the Building.



#1308 Residential – FCA Building #1672  
Description: Exterior of the Building.



#1309 Residential – FCA Building #1671  
Description: Exterior of the Building.



#1310 Residential – FCA Building #0706  
Description: Exterior of the Building.



Gazebo East (Storage) – FCA Building #0628  
Description: Exterior of the Building.



Gazebo West (Storage) – FCA Building #0627  
Description: Exterior of the Building.



Gazebo South (Storage) – FCA Building #0626  
Description: Exterior of the Building.



#1300 Residential – FCA Building #0372  
Description: Exterior of the Building.



#1306 Residential – FCA Building #0371  
Description: Exterior of the building.



#1301 Residential – FCA Building #0370  
Description: Exterior of the Building.



#1303 Residential – FCA Building #0369  
Description: Exterior of the Building.



**#1302 Residential – FCA Building #0368**  
Description: Exterior of the Building.



**#1304 Office – FCA Building #0367**  
Description: Exterior of the Building.



#1391 DRC Administration – FCA Building #0256  
Description: Exterior of the Building.



#1391 DRC Administration – FCA Building #0256  
Description: Electrical Upgrade Needed.