

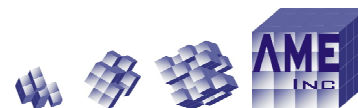
Churchill County School District

Facility Condition Assessment

Executive Summary

February 3, 2010

SECTION	PAGE
I. Executive Summary	1
II. Project Overview.....	2
III. Analysis of Results.....	4
IV. Report Findings	5
A. CURRENT CONDITION OF FACILITIES.....	5
B. PROJECTED CONDITION	8
C. 10 YEAR PROJECTED NEEDS.....	9



I. EXECUTIVE SUMMARY

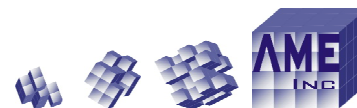
A condition assessment was conducted for Churchill County School District to project the maintenance, repair and replacement requirements for the next ten years for the following locations:

- Churchill County High School
- Churchill County Jr. High
- Cottage Buildings
- District Offices
- E.C. Best Elementary
- Grounds
- Lahontan Elementary
- Maintenance
- Northside Elementary
- Numa Elementary
- Storage Warehouse
- Transportation
- Warehouse/Office
- West End Elementary

The ten-year projected hard cost for these locations is \$35,882,001 in 2010 dollars without escalation or soft costs. The condition assessment included the sites at various locations. Sites include the circulation and parking lots, curb and gutter, drainage, lighting and fencing. The building envelopes and the various primary and secondary and service systems that comprise the buildings as a whole were assessed. The projected funding needs do not include total operational resource requirements.

The draft report is an unconstrained view of the 10-year needs. This means that the identified needs have not been constrained by funding, criticality, or the ability of Churchill County School District to execute the plan in any given year should full funding be available. Since the draft report is unconstrained, it projects funding requirements that may be unrealistic, or “spikes”. The ten-year projection reflects approximately \$4 million to \$6 million from year 2010 to year 2013 then fluctuates between \$1 million and \$3 million in years 2014 - 2020. The budget cost estimates in these reports represent the actual “hard costs”, in current year (2010) dollars, to perform the identified actions. These “hard costs” include estimated base labor hours and material and equipment costs. The estimates do not include any “soft costs” such as design, engineering, planning or contingency fees nor any inflation. See Section IV.C for a projection of these costs.

Based on the analysis in the detail of this study the facilities assessed reflect an overall **poor** condition rating. A complete discussion of the condition rating is found on pages 5.



II. PROJECT OVERVIEW

Applied Management Engineering, Inc., (**AME**) conducted a facility condition assessment of 43 facilities representing 685,914 gross square feet in November 2009. The facility condition assessment involved a thorough visual inspection of every component and system associated with the facilities utilizing an established method to systematically inspect and evaluate all asset systems and components. This method was designed to establish consistency and accuracy in data collection and reporting. The goal of the assessment was to establish a baseline of facility conditions, and to develop a 10-year maintenance, repair, and component renewal plan without the influence of budgetary or operational constraints. This effort did not include total operational resource requirements.

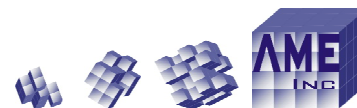
A detailed assessment report was prepared for each facility. The reports following the executive summary provide a description of the facility, description of each action, the recommended correction with the associated budget cost, and a scheduled year. The budget cost estimates in these reports represent the actual “hard costs”, in current year (2010) dollars, to perform the identified actions. These “hard costs” include **AME**'s estimated base labor hours and material and equipment costs. The estimates do not include any “soft costs” such as design, engineering, planning, or contingency fees which can add 10% - 50% or more depending on the locale. See Section IV.C for a projection of these costs.

Interviews with the maintenance personnel and occupants were conducted to gain knowledge of the past performance of the facilities and systems. The assessment team focused on evaluating the current and projected physical condition of the facilities as constructed. No space utilization study was conducted to determine optimum space use or consolidation opportunities.

AME's Facility Condition Information System (*FCIS*) was used to record the recommended actions. These reports represent the product of **AME**'s standardized method of identifying, classifying and estimating maintenance/repair and component renewal requirements that were found through a systematic approach to facility condition assessments. Using this systematic approach, the project team has attempted to remove as much subjectivity as reasonable, without sacrificing the intent and thoroughness of the assessment. These reports describe the findings of the facility condition assessment and the potential actions that are required to effectively operate the facilities in the future.

Work Type Definitions

Work type categories are primarily used to allocate or classify the funding needed to accomplish recommended actions. Each action falls into one of the following categories:



Component Renewal (CR) identifies the projected or expected replacement of a building system or system component (lighting system, roof system, boiler, chiller, etc.) as it reaches the end of its useful life through a physical evaluation and application of average expected life cycle analysis.

Cyclic Maintenance (CY) refers to tasks that recur based on normal wear patterns. Typically, painting, caulking, and carpet replacement are items that fall into this category.

Deferred Maintenance (DM) includes items that are currently physically or operationally defective and have not been scheduled for corrective action or have been postponed due to lack of resources.

Energy Conservation (EC) could refer to measures taken specifically to conserve energy or replace a failed component with a new type that will additionally be more energy efficient. It might include the installation of an energy management conservation system, the installation of a new higher efficiency boiler, insulation installation or upgrade, or the installation of thermally efficient windows or doors. Any item that would result in a net saving of energy and thus in the long run operating dollars, could qualify for this type. For Churchill County School District other items included are hands-free faucets and other accessories. All of these items have been included as a year 0 (2010) deficiency.

Investigate (IX) is a special category for items which need more precise definition before the specific deficiency can be determined and the corrective action identified. Generally it will include a specialized study.

Life Cycle Maintenance and Repair (LR) identifies actions on equipment assets that would require overhaul during its estimated design life.

Preventive Maintenance (PM) is used for tasks that need to be performed on a regularly scheduled basis to keep equipment operational. These tasks include scheduled inspections, lubrication, filter replacement and replacement of belts. PM does not include time for repairs or replacement of major parts.

Safety (SF) refers to items that need to be corrected immediately to prevent injury or accident. This would include items such as exposed wiring, a broken handrail, or the replacement of a shaft guard on rotating equipment.

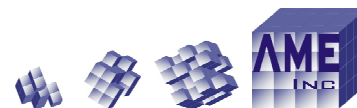
Statutory (ST) includes items that are not necessarily deficiencies but are required because of legislation for a corrective action to be performed; the best examples of this would be the new Americans with Disabilities Act (ADA), or the Asbestos in Schools rules (ASHERA). All of these items have been included as a year 0 (2010) deficiency.



III. ANALYSIS OF RESULTS

The current total estimated cost for correcting all deficiencies and projected requirements for all systems in the next 10 years is \$35,882,001 (total needs) in hard costs. Funding spikes created due to the unconstrained nature of the condition assessment are apparent. Energy Conservation and Statutory needs included in year 0 (2010) represent approximately half the requirement. The requirements from year 2010 to 2013 ranges from \$4 million to \$6 million then fluctuates between approximately \$1 million to \$3 million per year in years 2014 - 2020. Obviously some needs are more critical than others. Evaluating the identified needs with a view to the criticality of the mission will help determine what needs can realistically be moved to different years to level out the funding requirements. Needs that can realistically be broken into smaller tasks and spread over several years may provide options. The large needs provide the most likely opportunities when considering resource leveling.

Overall, the early needs excluding preventive maintenance and energy conservation (2010 – 2013) represent 49% of the total needs or \$17,569,719. These needs are grouped in primarily four areas: Roof replacement represents almost 19% of the early needs or \$3,323,197. Replacing site pavement represents over 15% of the early needs or \$2,548,291. Replacing HVAC components represents 13% of the early needs or \$2,317,888. Carpet replacement represents 13% of the early needs or \$2,274,412. Component renewal accounts for the largest share of years 2014 – 2020 needs at \$8,267,070. Three of the four primary areas represent primary structure and service systems that can significantly impact a quality learning environment. Although there are a couple of obvious spikes, the respective needs in the identified years are relatively consistent. There is some opportunity to level the needs in years with spikes, but the identified needs are not infinitely deferrable. For example, Energy Conservation (EC) needs were identified in year 2010 for all locations. One method of leveling out the Energy Conservation (EC) spike would be to spread the EC needs throughout their respective location to coincide with other related work at those locations. A key element of the data analysis is the building Current Replacement Value (CRV). The CRV for the facilities was provided by the Churchill County School District insurance representative. The values appear to reflect 2010 values. The CRV as provided represents a wide square foot cost variation across facilities. The result of an inaccurate CRV is an artificially low or high condition rating which provides a skewed condition rating category in relation to other facilities. The complete discussion of the condition rating follows on pages 5 of this report.



IV. REPORT FINDINGS

A. Current Condition of Facilities

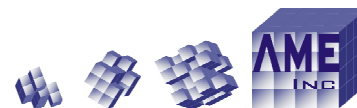
The most common benchmark used to rate the overall condition of a facility is through the application of the facility condition index (**FCI**). The **FCI** is developed by comparing the cost of the backlog of the facilities to the current replacement value of the facilities. The backlog is defined as projected deferred maintenance, investigate, life cycle maintenance, statutory and safety requirements within the current and next **3** years.

$$FCI = \frac{\text{Backlog}}{\text{Current Replacement Value}}$$

If only these work types are considered in the **FCI** calculations, the following condition ratings can be assigned based on the **FCI** range. These condition ratings are found in *Managing the Facilities Portfolio*, published by The National Association of College and University Business Officers (NACUBO).

FCI Range	Condition Rating
Under 0.05 (5%)	Good
Between 0.05 (5%) - 0.10 (10%)	Fair
Over 0.10 (10%)	Poor

The baseline **FCI** is calculated in current year dollars by dividing the total cost of the backlog (defined above), \$14,992,703, by the current replacement value of \$137,731,775. The resulting overall **FCI** is **0.11** or **11 percent**. When including the site backlog of \$2,577,016, the resulting **FCI** is **0.13** or **13 percent**. By comparing the facility condition index rating to the nationally established benchmark **FCI**, the facilities assessed under this task have an overall **poor** condition rating.

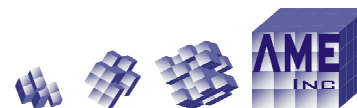


The following table provides the **FCI** for each facility based on the deficiencies in the individual facilities.

Facility FCIs

Location Code	Asset #	Asset Name	Size	Year Built	Backlog	Current Replacement Value	FCI	% of Total SF
CCHS	RESTROOM	ATHLETIC RESTROOM BUILDING	1,155 SF	2002	\$3,326	\$333,700	0.01	13%
CCJH	CAFETERIA	CAFETERIA & CLASSROOMS	10,992 SF	1958	\$84,937	\$3,490,500	0.02	
CCJH	CLASSADDN	LIBRARY, ADMIN & CLASS ADDITION	37,172 SF	1996	\$259,880	\$8,077,104	0.03	
CCHS	SCIENCE	SCIENCE BUILDING	34,488 SF	1988	\$273,139	\$7,306,400	0.04	
WHSE	WHSE2	ADDITIONAL OFFICE/WAREHOUSE SPACE	3,180 SF	1987	\$9,127	\$205,400	0.04	
Total Good (FCI under 0.05)			86,987 SF		\$630,409	\$19,413,104		
NUMA	NUMA	NUMA ELEMENTARY SCHOOL	70,000 SF	1996	\$862,468	\$16,095,800	0.05	38%
CCJH	OLDANNEX	INDUSTRIAL ARTS & CLASSROOMS	14,450 SF	1970	\$79,151	\$1,555,600	0.05	
LAHONTAN	LAHONTAN	LAHONTAN ELEMENTARY SCHOOL	55,988 SF	1992	\$725,362	\$12,710,500	0.06	
CCHS	MECHANICAL	MECHANICAL BUILDING	1,395 SF	1988	\$78,594	\$1,131,000	0.07	
CCJH	SCIENCE	SCIENCE ROOM AREA	14,446 SF	1966	\$218,328	\$3,138,971	0.07	
CCHS	THEATER	MUSIC DRAMA	15,025 SF	1993	\$332,082	\$4,548,000	0.07	
CCHS	MATH	CLASSROOM ADDITION	18,828 SF	1992	\$304,876	\$3,989,400	0.08	
ECBEST	OFF/CLASS	OFFICE & CLASSROOMS	27,301 SF	1961	\$491,783	\$5,902,800	0.08	
DISTRICT	ADMIN-BO	ADMINISTRATIVE BUSINESS OFFICE	2,324 SF	1993	\$43,739	\$489,900	0.09	
CCHS	AUTOSHOP	AUTO SHOP/PHOTO CLASSROOM	7,750 SF	1992	\$106,521	\$1,214,800	0.09	
ECBEST	CLASS/GYM	GYM & LOCKER ROOM AND CLASSROOMS	26,831 SF	1961	\$572,967	\$5,946,200	0.1	
ECBEST	LIBRARY	LIBRARY & STUDY HALL	5,427 SF	1967	\$124,608	\$1,208,500	0.1	
Total Fair (FCI between 0.05 - 0.10)			259,765 SF		\$3,940,479	\$57,931,471		
CCHS	GYM	GYMNASIUM/LOCKER ROOM ADDITION	37,785 SF	1988	\$678,600	\$6,276,100	0.11	49%
CCHS	VOCAT	VOCATIONAL BUILDING	39,700 SF	1988	\$500,103	\$4,720,900	0.11	
CCJH	GYM	GYM & MUSIC BUILDING	20,462 SF	1947	\$611,148	\$4,559,100	0.13	
CCHS	ADMIN	MINNI BLAIR BUILDING (ADMINISTRATION)	59,765 SF	1975	\$2,143,016	\$14,537,000	0.15	
WESTEND	MULTI-PURP	CLASSROOMS, OFFICE MULTI-PURP ROOM	34,352 SF	1945	\$1,238,084	\$7,657,300	0.16	
NORTHSIDE	CLASSROOM	OFFICE, CLASSROOM & MULTI-PURPOSE	41,363 SF	1955	\$981,285	\$5,573,200	0.18	
TRANS	TRANS	TRANSPORTATION	8,117 SF	1976	\$124,851	\$682,800	0.18	
CCJH	OLDHS	MAIN BUILDING (OLD HIGH SCHOOL)	38,880 SF	1916	\$1,831,785	\$9,457,100	0.19	
GROUND	STORAGE	CHEMICAL STORAGE BLOCK TWO STORY	576 SF	1975	\$8,686	\$38,500	0.23	
COTTAGE	COTTAGE3	WEST BUILDING	2,696 SF	1940	\$145,239	\$572,600	0.25	
CCJH	NEWANNEX	ROOM	5,793 SF	2001	\$198,544	\$784,000	0.25	
COTTAGE	COTTAGE2	EAST BUILDING	2,696 SF	1940	\$132,751	\$513,600	0.26	
MAINT	MAINT	MAINTENANCE SHOPS	9,980 SF	1982	\$245,726	\$951,200	0.26	
WESTEND	LIBRARY	ARTS & LIBRARY	4,095 SF	1967	\$241,787	\$912,000	0.27	
COTTAGE	COTTAGE1	CENTER BUILDING	2,790 SF	1940	\$164,785	\$592,400	0.28	
STORAGE	WHSE1	WAREHOUSE	8,056 SF	1975	\$104,631	\$367,600	0.28	
DISTRICT	ADMIN	ADMINISTRATION	3,909 SF	1942	\$252,706	\$744,400	0.34	
WESTEND	MODULAR1	MODULAR CLASSROOM	1,831 SF	1979	\$65,600	\$144,500	0.45	
ECBEST	MODULAR2	MODULAR CLASSROOM	1,680 SF	1989	\$69,032	\$143,200	0.48	
ECBEST	MODULAR1	MODULAR CLASSROOM	1,680 SF	1989	\$71,252	\$143,200	0.5	
ECBEST	MODULAR4	MODULAR CLASSROOM	1,680 SF	1989	\$73,040	\$143,200	0.51	
ECBEST	MODULAR5	MODULAR CLASSROOM	1,680 SF	1990	\$78,819	\$143,200	0.55	
GROUND	GROUND	METAL SHED SHOP & STORAGE	5,500 SF	1937	\$258,447	\$458,500	0.56	
COTTAGE	COTTAGEOFF	LIBRARY OFFICES	616 SF	1986	\$35,017	\$58,800	0.6	
ECBEST	MODULAR3	MODULAR CLASSROOM	1,680 SF	1989	\$91,917	\$143,200	0.64	
CCHS	GREENHOUSE	GREENHOUSE	1,800 SF	2000	\$74,964	\$69,600	1.08	
Total Poor (FCI over 0.10)			339,162 SF		\$10,421,815	\$60,387,200		
Grand Total - 39 Buildings			685,914 SF		\$14,992,703	\$137,731,775	0.11	

Significant requirements for facilities in all of the condition rating categories includes technology infrastructure improvements, life cycle maintenance items that are recommended to be performed to ensure the system reaches design life, and paint and carpet renewal. Significant requirements within the 26 facilities with a **poor** condition rating in the above table include roof replacement, HVAC equipment replacement, windows and doors. Significant requirements within the 12 facilities



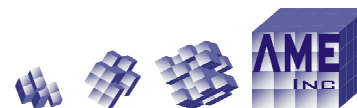
with a **fair** condition rating and 5 facilities with a **good** condition rating in the above table reflect similar requirements to the above listing but to a lesser degree.

The facilities with a **poor** condition rating generally speak for themselves. Two recommendations appear to stand out with specific comment requested by the School Board of Trustees during the workshop held on January 23, 2010. First, the metal shed shop and storage building currently used by the Grounds Department indicates questionable structural integrity. The roof rafters have been modified at some point in its life and District personnel are well aware that they are not to be in the building when 35 MPH+ winds are present. The inspection team experienced this situation and observed the swaying of the structure. In our opinion this building represents a substantial liability for the Churchill County School District and should be demolished. Second, the Old High School building was observed to be a structurally sound but significantly underutilized facility as well as a well known landmark in the community. Although there would be substantial costs to completely renovate the facility the long-term benefits to the District would be many. Properly designed, several other functions currently conducted in separate facilities could be consolidated into this facility. The Cottage location and District Offices, for example, could be likely candidates for relocation ultimately freeing space that are identified with a **poor** condition rating. In order to adequately determine the most appropriate course of action a space utilization study is recommended to evaluate current and forecast facilities needs.

Site Backlog

Location Code	Asset #	Asset Name	Size	Year Built	Backlog
CCHS	SITE	CHURCHILL COUNTY HIGH SCHOOL SITE	1 EA	1975	\$1,485,750
CCJH	SITE	CHURCHILL COUNTY JR. HIGH SCHOOL SITE	1 EA	1916	\$209,771
COTTAGE	SITE	COTTAGE BUILDINGS SITE	1 EA	1940	\$5,074
DISTRICT	SITE	DISTRICT OFFICE SITE	1 EA	1942	\$2,503
ECBEST	SITE	E. C. BEST ELEMENTARY SCHOOL SITE	1 EA	1961	\$129,656
GROUNDS	SITE	GROUNDS SITE	1 EA	1937	\$0
LAHONTAN	SITE	LAHONTAN ELEMENTARY SITE	1 EA	1992	\$131,031
MAINT	SITE	MAINTENANCE SITE	1 EA	1982	\$5,681
NORTHSIDE	SITE	NORTHSIDE ELEMENTARY SCHOOL SITE	1 EA	1955	\$85,055
NUMA	SITE	NUMA ELEMENTARY SCHOOL SITE	1 EA	1996	\$310,540
STORAGE	SITE	WAREHOUSE SITE	1 EA	1975	\$15,840
TRANS	SITE	TRANSPORTATION SITE	1 EA	1976	\$181,997
WAREHOUSE	SITE	ADDITIONAL OFFICE/WAREHOUSE SPACE SITE	1 EA	1987	\$144
WESTEND	SITE	WEST END ELEMENTARY SCHOOL SITE	1 EA	1945	\$13,974
Total Site Backlog					\$2,577,016

Sites have no CRV established so a quantifiable **FCI** is not available (Site elements include parking lots, curb and gutter, drainage, lighting and fences). Many of the sites have significant needs due to



severe cracking of parking lots therefore the associated site backlog of \$2,577,016 is included in the second **FCI** calculation shown on page 5.

B. Projected Condition

Component Renewal Concerns

Systems and components have a recommended useful life span. For example, a roof may be recommended to be replaced every 20 years, while the recommendation for some windows may be 40 years. While these are just recommendations based on the average life span, the assessment process determines a more accurate remaining life based on condition. During the life cycle of a facility, there will be periods when several major components will need to be replaced during the same timeframe.

Component renewal (CR) work type is those items identified as reaching the end of their useful life and projected for replacement in years 2014 – 2020 and reflects a total estimated cost of \$8,267,070 or 24% of the total needs. These needs reflect the remaining items that would need to be renewed/replaced due to significant work identified in years 2010 – 2013.

Recurring Maintenance

The same is true with life cycle maintenance and repair (LR) requirements. Manufacturers and industry standards recognize the need to overhaul the more valuable/costly system components, for example, periodic replacement of the bearings, valves and controls for dynamic equipment. Completing life cycle maintenance and repair requirements improves the likelihood that system design life is met or exceeded.

Cyclic maintenance (CY) work type is the performance of work within a facility on a routine basis, such as the need for interior or exterior paint or carpet replacement. The initial cycle required for the work to take place is based on the condition of the facilities at the time of the assessment.

Age of Facilities

To analyze the facilities portfolio, a composite age, or Average Weighted Age, is a commonly used benchmark that is calculated by multiplying the age of each facility by its corresponding square footage. This result is summed for all of the facilities within the facilities portfolio. The total is then divided by the total square footage. The average weighted age for the facilities assessed under this task is provided below.



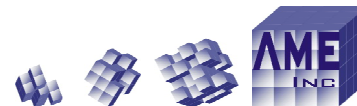
Average Weighted Age

Location Code	Usage Code	Asset #	Asset Name	Area	Unit of Measure	Chronological Age	Square Foot Age
WAREHOUSE	SPT	WHSE2	ADDITIONAL OFFICE/WAREHOUSE SPACE	3,180	SF	22	69,960
DISTRICT	OFC	ADMIN	ADMINISTRATION	3,909	SF	67	261,903
DISTRICT	OFC	ADMIN-BO	ADMINISTRATIVE BUSINESS OFFICE	2,324	SF	16	37,184
WESTEND	CLS	LIBRARY	ARTS & LIBRARY	4,095	SF	42	171,990
CCHS	SPT	RESTROOM	ATHLETIC RESTROOM BUILDING	1,155	SF	7	8,085
CCHS	CLS	AUTOSHOP	AUTO SHOP/PHOTO CLASSROOM	7,750	SF	17	131,750
CCJH	CLS	CAFETERIA	CAFETERIA & CLASSROOMS	10,992	SF	51	560,592
COTTAGE	SPT	COTTAGE1	CENTER BUILDING	2,790	SF	69	192,510
GROUND	SPT	STORAGE	CHEMICAL STORAGE BLOCK TWO STORY	576	SF	34	19,584
CCHS	CLS	MATH	CLASSROOM ADDITION	18,828	SF	17	320,076
WESTEND	CLS	MULTI-PURP	CLASSROOMS, OFFICE MULTI-PURP ROOM	34,352	SF	64	2,198,528
COTTAGE	SPT	COTTAGE2	EAST BUILDING	2,696	SF	69	186,024
CCHS	CLS	GREENHOUSE	GREENHOUSE	1,800	SF	9	16,200
ECBEST	CLS	CLASS/GYM	GYM & LOCKER ROOM AND CLASSROOMS	26,831	SF	48	1,287,888
CCJH	CLS	GYM	GYM & MUSIC BUILDING	20,462	SF	62	1,268,644
CCHS	CLS	GYM	GYMNASIUM/LOCKER ROOM ADDITION	37,785	SF	21	793,485
CCJH	CLS	OLDANNEX	INDUSTRIAL ARTS & CLASSROOMS	14,450	SF	39	563,550
LAHONTAN	CLS	LAHONTAN	LAHONTAN ELEMENTARY SCHOOL	55,988	SF	17	951,796
ECBEST	CLS	LIBRARY	LIBRARY & STUDY HALL	5,427	SF	42	227,934
COTTAGE	SPT	COTTAGEOFF	LIBRARY OFFICES	616	SF	23	14,168
CCJH	CLS	CLASSADDN	LIBRARY, ADMIN & CLASS ADDITION	37,172	SF	13	483,236
CCJH	CLS	OLDHS	MAIN BUILDING (OLD HIGH SCHOOL)	38,880	SF	93	3,615,840
MAINT	SPT	MAINT	MAINTENANCE SHOPS	9,980	SF	27	269,460
CCHS	SPT	MECHANICAL	MECHANICAL BUILDING	1,395	SF	21	29,295
GROUND	SPT	GROUND	METAL SHED SHOP & STORAGE	5,500	SF	72	396,000
CCHS	CLS	ADMIN	MINNI BLAIR BUILDING (ADMINISTRATION)	59,765	SF	34	2,032,010
ECBEST	CLS	MODULAR1	MODULAR CLASSROOM	1,680	SF	20	33,600
ECBEST	CLS	MODULAR2	MODULAR CLASSROOM	1,680	SF	20	33,600
ECBEST	CLS	MODULAR3	MODULAR CLASSROOM	1,680	SF	20	33,600
ECBEST	CLS	MODULAR4	MODULAR CLASSROOM	1,680	SF	20	33,600
ECBEST	CLS	MODULAR5	MODULAR CLASSROOM	1,680	SF	19	31,920
WESTEND	CLS	MODULAR1	MODULAR CLASSROOM	1,831	SF	30	54,930
CCHS	CLS	THEATER	MUSIC DRAMA	15,025	SF	16	240,400
NUMA	CLS	NUMA	NUMA ELEMENTARY SCHOOL	70,000	SF	13	910,000
ECBEST	CLS	OFF/CLASS	OFFICE & CLASSROOMS	27,301	SF	48	1,310,448
CCJH	CLS	NEWANNEX	OFFICE, CLASS ROOM & MULTI-PURPOSE ROOM	5,793	SF	8	46,344
NORTHSIDE	CLS	CLASSROOM	OFFICE, CLASSROOM & MULTI-PURPOSE	41,363	SF	54	2,233,602
CCHS	CLS	SCIENCE	SCIENCE BUILDING	34,488	SF	21	724,248
CCJH	CLS	SCIENCE	SCIENCE ROOM AREA	14,446	SF	43	621,178
TRANS	SPT	TRANS	TRANSPORTATION	8,117	SF	33	267,861
CCHS	CLS	VOCAT	VOCATIONAL BUILDING	39,700	SF	21	833,700
STORAGE	SPT	WHSE1	WAREHOUSE	8,056	SF	34	273,904
COTTAGE	SPT	COTTAGE3	WEST BUILDING	2,696	SF	69	186,024
Total				685,914			23,976,651
Average Weighted Age						35	

These facilities have an average weighted age of **35** years. It should be noted that 25 of the 43 facilities are less than 35 years old. The remaining 18 facilities are 39 – 93 years old which supports the significant early needs identified in years 2010 – 2013. Facilities with increasing age require more consistent maintenance than younger facilities. Component renewal needs require continued attention and remain approximately in the \$2 - \$4 million per year range in years 2014 – 2020.

C. 10 Year Projected needs

The Work Type Funding Summary by Scheduled Year depicts the annual costs in current year dollars within each year for the work types categorizing the deficiencies and projects.



Work Type Funding Summary by Scheduled Year

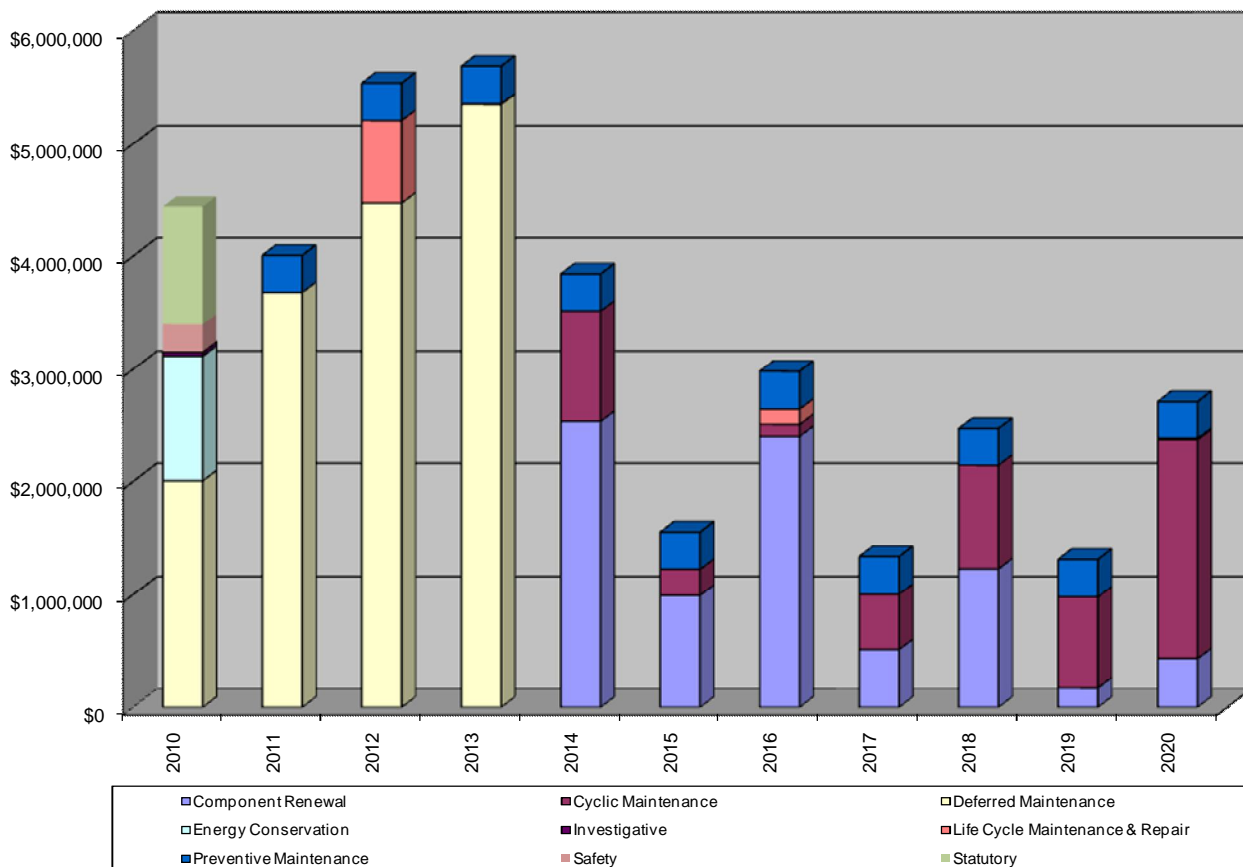
Scheduled Year	Component Renewal	Cyclic Maintenance	Deferred Maintenance	Energy Conservation	Investigative	Life Cycle Maintenance & Repair	Preventive Maintenance	Safety	Statutory	Total
2010			\$2,006,180	\$1,108,943	\$35,072			\$245,804	\$1,046,344	\$4,442,343
2011			\$3,676,143				\$330,318			\$4,006,461
2012			\$4,473,834			\$732,839	\$330,318			\$5,536,991
2013			\$5,347,417			\$6,086	\$330,318			\$5,683,821
2014	\$2,536,441	\$977,933					\$330,318			\$3,844,692
2015	\$993,861	\$228,481					\$330,318			\$1,552,660
2016	\$2,403,553	\$105,588				\$142,790	\$330,318			\$2,982,249
2017	\$510,463	\$493,027					\$330,318			\$1,333,808
2018	\$1,226,601	\$915,031				\$776	\$330,318			\$2,472,726
2019	\$166,439	\$813,207					\$330,318			\$1,309,964
2020	\$429,712	\$1,943,016				\$13,240	\$330,318			\$2,716,286
Total	\$8,267,070	\$5,476,283	\$15,503,574	\$1,108,943	\$35,072	\$895,731	\$3,303,180	\$245,804	\$1,046,344	\$35,882,001
% of Total Needs	23%	15%	43%	3%	Less than 1%	2%	9%	1%	3%	

**The shaded area highlights work types and scheduled years which make up the backlog.*

The preventive maintenance needs identified in years 2011 – 2013 are not included in the backlog calculation due to the recurring nature of these needs. The preventive maintenance needs are routine operator maintenance tasks to ensure the equipment will experience normal wear and tear and not require premature replacement.

This information is illustrated below.

Multi-Year Maintenance & Repair Plan by Work Type Current Year Hard Costs

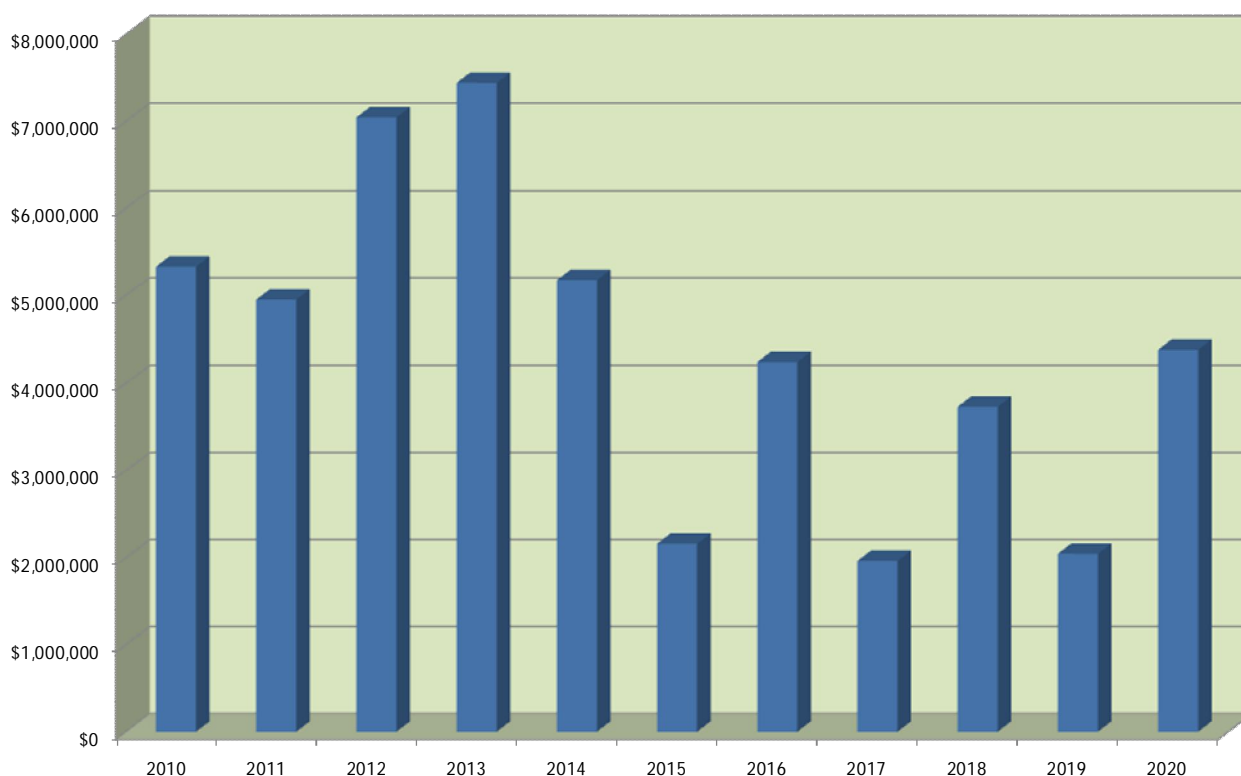


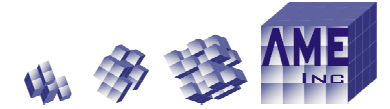


The deferred maintenance requirements in years 2010 – 2013 are indicative of facilities at this point in their life cycle. The history of equipment replacement for Churchill County School District reflects periods where significant groups of equipment are replaced coincidentally. Component renewal needs overall are not abnormally high due primarily to early needs between 2010 – 2013. The life cycle maintenance and repair requirement in year 2012 represents manufacturer recommended overhaul of the more valuable/costly system components. The cyclic maintenance requirements needs in years 2018 – 2020 represent the cyclic occurrence of carpet replacement and painting throughout the various facilities.

All costs to this point have reflected only the hard costs without considering that other costs, or soft costs (as described earlier), will play into the overall cost to accomplish the requirements identified in the condition assessment. The following graph illustrates the application of 3% compounded inflation and 20% other cost factor to provide a potential cost over the ten year period: \$48,463,249.

Multi-Year Maintenance & Repair Plan with 3% Inflation Applied Annually and 20% in Soft Costs



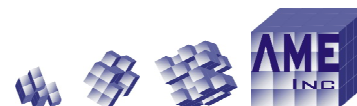


Total Estimated Maintenance Costs by Facility

The Total Estimated Maintenance Cost for all Facilities by year for the assessed facilities are shown below.

Total Estimated Cost by Facility by Projected Year

Location Code	Usage Code	Asset #	Asset Name	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
CCHS	CLS	ADMIN	MINNI BLAIR BUILDING (ADMINISTRATION)	\$1,490,802	\$125,851	\$403,207	\$314,347	\$111,907	\$175,302	\$87,376	\$107,945	\$470,342	\$56,111	\$520,228	\$3,863,418
CCHS	CLS	AUTOSHOP	AUTO SHOP/PHOTO CLASSROOM	\$13,039	\$38,107	\$11,937	\$75,892	\$71,010	\$16,851	\$15,761	\$7,156	\$7,156	\$27,420	\$7,156	\$291,485
CCHS	CLS	GREENHOUSE	GREENHOUSE	\$21,403	\$53,124		\$437							\$3,222	\$78,186
CCHS	CLS	GYM	GYMNASIUM/LOCKER ROOM ADDITION	\$423,294	\$79,498	\$17,000	\$216,219	\$259,663	\$199,455	\$225,993	\$311,411	\$132,069	\$6,987	\$28,034	\$1,899,623
CCHS	CLS	MATH	CLASSROOM ADDITION	\$26,758	\$55,410	\$110,716	\$162,230	\$77,655	\$178,925	\$9,135	\$10,200	\$10,152	\$47,682	\$120,731	\$809,594
CCHS	SPT	MECHANICAL	MECHANICAL BUILDING	\$3,357	\$37,312	\$57,523	\$9,799	\$13,733	\$18,149	\$9,799	\$9,799	\$91,687	\$9,799	\$11,456	\$272,413
CCHS	SPT	RESTROOM	ATHLETIC RESTROOM BUILDING	\$24,431	\$171	\$929	\$2,404	\$12,651	\$7,122	\$171	\$1,873	\$1,236	\$5,096	\$1,819	\$57,903
CCHS	CLS	SCIENCE	SCIENCE BUILDING	\$41,687	\$59,110	\$69,394	\$165,759	\$473,228	\$12,200	\$90,182	\$12,200	\$16,041	\$205,701	\$40,547	\$1,186,049
CCHS	SITE	SITE	CHURCHILL COUNTY HIGH SCHOOL SITE	\$17,553	\$753,511	\$116,631	\$598,055			\$4,269	\$10,536	\$314,086	\$2,820	\$23,051	\$1,840,512
CCHS	CLS	THEATER	MUSIC DRAMA	\$15,629	\$66,906	\$76,405	\$199,886	\$103,772	\$5,983	\$34,887	\$5,983	\$109,581	\$5,983	\$12,044	\$637,059
CCHS	CLS	VOCAT	VOCATIONAL BUILDING	\$37,626	\$158,587	\$82,426	\$279,447	\$53,091	\$518,329	\$82,166	\$14,721	\$161,851	\$41,793	\$42,758	\$1,472,795
CCJH	CLS	CAFETERIA	CAFETERIA & CLASSROOMS	\$123,034	\$43,985	\$33,468	\$17,177	\$69,648	\$42,890	\$80,405	\$11,414	\$23,227	\$32,073	\$11,414	\$488,735
CCJH	CLS	CLASSADDN	LIBRARY, ADMIN & CLASS ADDITION	\$50,886	\$50,534	\$155,081	\$92,818	\$335,084	\$18,807	\$19,039	\$25,517	\$271,744	\$176,416	\$14,209	\$1,210,135
CCJH	CLS	GYM	GYM & MUSIC BUILDING	\$158,708	\$267,726	\$47,832	\$211,327	\$4,379	\$4,379	\$44,761	\$11,167	\$283,684	\$16,776	\$6,101	\$1,056,840
CCJH	CLS	NEWANNEX	OFFICE, CLASS ROOM & MULTI-PURPOSE ROOM	\$21,186	\$31,154	\$45,391	\$119,859	\$16,490	\$2,891	\$2,891	\$51,699	\$2,891	\$12,115	\$39,190	\$345,757
CCJH	CLS	OLDANNEX	INDUSTRIAL ARTS & CLASSROOMS	\$67,743	\$42,984	\$37,295	\$11,648	\$190,159	\$10,989	\$10,019	\$11,084	\$11,084	\$65,135	\$10,989	\$469,129
CCJH	CLS	OLDHS	MAIN BUILDING (OLD HIGH SCHOOL)	\$639,395	\$413,024	\$148,723	\$818,487	\$131,059	\$7,052	\$203,392	\$8,770	\$23,631	\$146,122	\$75,782	\$2,615,437
CCJH	CLS	SCIENCE	SCIENCE ROOM AREA	\$87,628	\$98,009	\$98,322	\$2,359	\$2,359	\$2,359	\$2,359	\$31,157	\$5,447	\$14,310	\$80,192	\$424,501
CCJH	SITE	SITE	CHURCHILL COUNTY JR. HIGH SCHOOL SITE	\$9,709	\$2,334	\$197,728			\$326		\$8,549	\$451	\$5,795	\$326	\$225,218
COTTAGE	SPT	COTTAGE1	CENTER BUILDING	\$29,800	\$38,670	\$99,397	\$5,342	\$11,201	\$3,060	\$4,584	\$23,101	\$2,808	\$18,232	\$3,060	\$239,255
COTTAGE	SPT	COTTAGE2	EAST BUILDING	\$2,455	\$30,807	\$102,392	\$2,992	\$1,965	\$2,090	\$7,230	\$24,931	\$1,965	\$9,953	\$15,476	\$202,256
COTTAGE	SPT	COTTAGE3	WEST BUILDING	\$12,125	\$31,127	\$104,890	\$2,992	\$8,244	\$1,965	\$3,741	\$22,325	\$1,965	\$10,010	\$8,664	\$208,048
COTTAGE	SPT	COTTAGEOFF	LIBRARY OFFICES	\$554	\$30,267	\$1,916	\$7,632	\$12,010	\$1,784	\$5,548	\$1,784	\$1,784	\$1,784	\$3,343	\$68,406
COTTAGE	SITE	SITE	COTTAGE BUILDINGS SITE			\$5,074				\$1,602			\$182	\$6,858	
DISTRICT	OFC	ADMIN	ADMINISTRATION	\$36,435	\$65,442	\$121,758	\$37,741	\$12,636	\$2,890	\$8,757	\$2,890	\$2,890	\$14,504	\$31,340	\$337,283
DISTRICT	OFC	ADMIN-BO	ADMINISTRATIVE BUSINESS OFFICE	\$15,256	\$30,700	\$2,217	\$2,217	\$31,503	\$13,094	\$5,981	\$2,217	\$2,217	\$11,862	\$6,412	\$123,676
DISTRICT	SITE	SITE	DISTRICT OFFICE SITE		\$2,355		\$148			\$49,935		\$148			\$52,586
ECBEST	CLS	CLASS/GYM	GYM & LOCKER ROOM AND CLASSROOMS	\$157,647	\$151,106	\$199,670	\$161,677	\$52,494	\$15,418	\$233,279	\$39,730	\$75,919	\$130,740	\$91,274	\$1,308,954
ECBEST	CLS	LIBRARY	LIBRARY & STUDY HALL	\$22,138	\$37,948	\$52,063	\$31,766	\$5,599	\$4,096	\$47,271	\$4,065	\$14,313	\$3,992	\$37,575	\$260,826
ECBEST	CLS	MODULAR1	MODULAR CLASSROOM	\$15,134	\$42,614	\$15,791	\$337	\$31,452	\$337	\$337	\$337	\$1,984	\$337	\$11,004	\$119,664
ECBEST	CLS	MODULAR2	MODULAR CLASSROOM	\$15,302	\$41,369	\$14,648	\$337	\$31,452	\$337	\$337	\$337	\$1,984	\$337	\$11,004	\$117,444
ECBEST	CLS	MODULAR3	MODULAR CLASSROOM	\$13,818	\$45,036	\$35,350	\$337	\$9,886	\$337	\$337	\$337	\$1,984	\$337	\$11,004	\$118,763
ECBEST	CLS	MODULAR4	MODULAR CLASSROOM	\$14,453	\$44,363	\$16,511	\$337	\$26,053	\$337	\$337	\$337	\$1,984	\$337	\$11,004	\$116,053
ECBEST	CLS	MODULAR5	MODULAR CLASSROOM	\$14,642	\$46,600	\$20,322	\$337	\$488	\$337	\$337	\$337	\$5,772	\$484	\$11,004	\$100,660
ECBEST	CLS	OFF/CLASS	OFFICE & CLASSROOMS	\$108,433	\$40,966	\$365,247	\$29,251	\$8,786	\$8,786	\$238,190	\$92,197	\$8,909	\$8,786	\$223,092	\$1,132,643
ECBEST	SITE	SITE	E. C. BEST ELEMENTARY SCHOOL SITE	\$887	\$1,769	\$127,000					\$25,051		\$386		\$155,093
GROUND	SPT	GROUND	METAL SHED SHOP & STORAGE	\$27,840	\$161,361	\$77,164	\$3,959	\$14,798	\$3,959	\$18,411	\$5,024	\$5,717	\$9,284	\$5,998	\$333,515
GROUND	SPT	STORAGE	CHEMICAL STORAGE BLOCK TWO STORY	\$3,822	\$800	\$8,262	\$800	\$2,780	\$9,358	\$800	\$2,313	\$800	\$2,371	\$2,467	\$34,573
LAHONTAN	CLS	LAHONTAN	LAHONTAN ELEMENTARY SCHOOL	\$189,273	\$122,428	\$559,265	\$27,315	\$96,260	\$68,974	\$510,863	\$163,377	\$23,688	\$26,582	\$316,521	\$2,104,546
LAHONTAN	SITE	SITE	LAHONTAN ELEMENTARY SCHOOL SITE	\$7,413	\$57,067	\$66,551		\$8,359			\$36,641		\$1,735		\$177,766
MAINT	SPT	MAINT	MAINTENANCE SHOPS	\$32,776	\$90,059	\$6,182	\$127,854	\$9,447	\$13,548	\$4,780	\$4,777	\$40,208	\$5,241	\$3,715	\$338,587
MAINT	SITE	SITE	MAINTENANCE SITE		\$5,681					\$2,590					\$8,271
NORTHSIDE	CLS	CLASSROOM	OFFICE, CLASSROOM & MULTI-PURPOSE	\$80,738	\$93,504	\$241,746	\$707,322	\$652,147	\$50,121	\$74,585	\$31,648	\$74,001	\$84,896	\$265,812	\$2,356,520
NORTHSIDE	SITE	SITE	NORTHSIDE ELEMENTARY SCHOOL SITE	\$76,024	\$6,224	\$2,083	\$724	\$100,896					\$2,362		\$188,313
NUMA	CLS	NUMA	NUMA ELEMENTARY SCHOOL	\$92,837	\$73,856	\$629,286	\$237,159	\$75,927	\$34,584	\$775,176	\$57,477	\$168,882	\$37,090	\$359,864	\$2,542,138
NUMA	SITE	SITE	NUMA ELEMENTARY SCHOOL SITE	\$2,093	\$1,965	\$20,733	\$285,749		\$48,674			\$27,478		\$5,153	\$391,845
STORAGE	SITE	SITE	WAREHOUSE SITE		\$3,700	\$12,140				\$3,700					\$19,540
STORAGE	SPT	WHSE1	WAREHOUSE	\$1,727	\$28,165	\$17,012	\$68,413	\$13,192	\$3,562	\$8,763	\$5,741	\$7,900	\$7,238	\$3,562	\$165,275
TRANS	SITE	SITE	TRANSPORTATION SITE		\$1,823	\$45,008	\$135,166		\$170		\$26,198				\$208,365
TRANS	SPT	TRANS	TRANSPORTATION	\$525	\$32,180	\$38,542	\$65,127	\$5,812	\$8,144	\$4,781	\$23,466	\$3,841	\$4,278	\$3,841	\$190,537
WAREHOUSE	SITE	SITE	ADDITIONAL OFFICE/WAREHOUSE SPACE SITE			\$144									\$144
WAREHOUSE	SPT	WHSE2	ADDITIONAL OFFICE/WAREHOUSE SPACE	\$731	\$1,760	\$8,124	\$2,757	\$4,059	\$1,415	\$3,248	\$2,385	\$39,104	\$2,427	\$4,084	\$70,094
WESTEND	CLS	LIBRARY	ARTS & LIBRARY	\$61,715	\$141,784	\$64,810	\$2,042	\$1,181	\$1,181	\$2,246	\$1,181	\$1,181	\$12,596	\$1,181	\$291,098
WESTEND	CLS	MODULAR1	MODULAR CLASSROOM	\$13,602	\$29,432	\$13,799	\$24,225	\$20,970	\$673	\$673	\$673	\$673	\$673	\$13,799	\$119,192
WESTEND	CLS	MULTI-PURP	CLASSROOMS, OFFICE MULTI-PURP ROOM	\$113,977	\$96,017	\$722,394	\$413,616	\$662,493	\$31,420	\$41,225	\$81,750	\$16,267	\$15,955	\$205,784	\$2,400,898
WESTEND	SITE	SITE	WEST END ELEMENTARY SCHOOL SITE	\$4,303	\$179	\$9,492		\$6,714					\$6,839		\$27,527
Total				\$4,442,343	\$4,006,461	\$5,536,991	\$5,683,821	\$3,844,692	\$1,552,660	\$2,982,249	\$1,333,808	\$2,472,726	\$1,309,964	\$2,716,286	\$35,882,001



The major needs throughout the various facilities are clearly grouped by HVAC equipment, roof, floor covering and pavement replacement. The oldest facilities exhibit the greatest need, which is to be expected.

System Cost Summary

System types are assigned to each deficiency to further categorize the action into specific building systems such as foundation, ventilating, or roof systems. A summary of costs for the entire portfolio by system type is provided below:

System Types	Cost
Primary Structure	
FOUNDATION SYSTEM	\$94,021
SUPERSTRUCTURE & EXTERIOR WALL SYSTEM	\$1,592,379
FLOOR SYSTEM	\$40,347
ROOF	\$4,405,072
SPEC SUB-STRUCTURES	\$79,463
SITE ELECTRICAL	\$19,255
LANDSCAPING/GROUNDS	\$23,142
SITE PLUMBING	\$137,749
SITE STRUCTURAL	\$3,187,570
<i>Sub-Total Primary Structural</i>	\$9,578,998
Secondary Structure	
CEILING SYSTEM	\$1,451,989
FLOOR COVERING	\$5,128,980
INT WALLS & PARTITION SYSTEM	\$3,368,641
STAIRWAYS/RAILINGS	\$62,598
WINDOW SYSTEM	\$1,191,839
DOOR SYSTEM	\$1,319,359
<i>Sub-Total Secondary Structural</i>	\$12,523,406
Service Systems	
HVAC	\$9,220,029
HVAC SPECIAL SYSTEMS	\$146,174
ELECTRICAL SYSTEMS	\$230,272
ELECTRICAL-SPECIAL SYSTEMS	\$1,523,274
PLUMBING	\$1,261,294
EXTINGUISHING SYSTEMS	\$357,961
CONVEYING SYSTEMS	\$289,016
OTHER EQUIPMENT	\$751,577
<i>Sub-Total Service Systems</i>	\$13,779,597
Grand Total	\$35,882,001