

West Hills Hospital Acquisition
Executive Summary
1240 East 9th Street, Reno

Date July 19, 2022

West Hills Hospital is located at 1240 East 9th Street in Reno, Nevada. Washoe County Capital Projects conducted a field investigation on July 7, 2022, that was limited to visually observable portions of the existing building. Original as-built construction drawings for the facility were not available for our review. We did review the “West Hills Hospital Life Safety Plan”, dated 10-31-2017, that showed the floor plan of the facility. The Washoe County Assessor’s online data indicates that the facility is 47,278 square feet in size and was constructed in 1981.

A team of Professional Engineers, Consultants, Facilities, Technology Services and Capital Projects visually inspected the facility. In general, this facility is in fair condition considering its age and operation but there are many deferred maintenance items that are evident as indicated by the assessment.

THE FACILITY WAS ASSESSED ON A SCALE (SHOWN BELOW)

- 5 – NEW – New or like new condition
- 4 – GOOD – Good condition
- 3 – FAIR – Average wear for building age
- 2 – POOR – Worn from use, end of expected lifecycle
- 1 – CRITICAL – Extremely worn or damaged

Building Overall Average Score 2.47

AVERAGE SPACE/ZONE SCORE	2.47
North Zone Treatment Rooms	2.69
North Zone Common Areas	2.90
North Zone Courtyard (Ext.)	2.00
Center Zone Admin/Gymnasium	3.00
South Zone Treatment Rooms	2.85
South Zone Common Areas	2.82
South Zone Courtyard (Ext.)	2.00
Entry Courtyard (Ext.)	2.13
Medical Area	2.83
Kitchen / Dinning Area	2.67
Mechanical/OPS/Janitors Area	2.50
Storage/IT Room	2.25
Equipment	1.77
IT Infrastructure	1.00
Exterior of Building	2.33
Out Buildings	2.50
Outside Areas	3.29
Landscaping	3.00

Budget:

The budget below is very rough estimate of identified areas of renovation. Some items are needed immediately, and the building cannot function without them, while others are a lower priority; however, will need to be completed within 5 years.

WEST HILLS HOSPITAL BUDGET	
Items	Sub-Total
Glazing	\$175,000.00
Flooring	\$557,000.00
Painting	\$523,000.00
Door Re-Keying	\$31,000.00
Roof	\$1,300,000.00
Electrical	\$410,000.00
HVAC & Plumbing	\$1,600,000.00
Fire Alarm System (detection & suppression)	\$475,000.00
Site Improvements	\$250,000.00
Site Technology	\$500,000.00
Demolition/Abatement Scope	\$350,000.00
Sub Total	\$6,171,000.00
Soft Cost 10%	\$617,100.00
General Conditions 10%	\$617,100.00
Overhead & Profit 15%	\$925,650.00
FF&E	\$750,000.00
Total	\$9,080,850.00
Renovation per square foot cost @ (47,278)	\$192.07