State of Nevada
Department of Wildlife
Winnemucca Office Building
Facility Condition Analysis

WINNEMUCCA OFFICE BUILDING

705 East 4th St.
Winnemucca, Nevada

Site Number: 9909 – Building Number 2433
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS

Report Printed in October 2015

State of Nevada
Department of Wildlife
Winnemucca Office Building
Facility Condition Analysis

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.

Building Number: 2433

Facility Condition Needs Index Report

Index #	Building Name	City	Survey Date	Cost to Repair	Cost to Replace	FCNI
2433	WINNEMUCCA OFFICE BUILDING	Winnemucca	9/1/2015	$598,600	$1,975,000	30%
			Report Totals.....:	**$598,600**	**$1,975,000**	**30%**

WINNEMUCCA OFFICE BUILDING

BUILDING REPORT

The Winnemucca Office Building is a concrete masonry unit and wood framed structure with a composition roofing system on a concrete and CMU foundation. The building provides office space, conference rooms, storage areas and Men's and Women's ADA compliant restrooms as well as compliant ADA parking, paving and route of travel into the facility. The building was vacant at the time of the survey and was planned to be occupied by Wildlife employees in the single level portion and Transportation employees in the two level portion. The two level portion is not ADA accessible and will not be accessed by the public. There is a new fire alarm system and most of the windows were replaced. The main single level wing has two roof top packaged HVAC units installed in 1985 and the entire building is lacking a fire sprinkler system.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $156,850**

Currently Critical **Immediate to Two Years**

Project Index #: 2433SFT8

WATER HEATER REPAIRS

Construction cost: $2,500

There are two water heaters in the building, one serving the single level portion and one serving the two level portion. The water heater in the single level portion is missing a drain pan, missing seismic straps and the electrical wiring appears to be sub-standard. The new water heater installed in the two level portion of the building is not operational and is missing a drain pan. At the time of the survey, the electrical wiring was not connected to the breaker box. This water heater provides hot water to the entire two level portion of the building and should be repaired before employees are assigned to this area. This project would provide for a licensed electrician to properly connect power to the new water heater, repair the electrical wiring for the older water heater and perform testing to ensure that they are fully operational and safe. This project also provides for installing drain pans and seismic bracing.

Project Index #: 2433SFT5

INTERIOR STAIR HANDRAIL REPLACEMENT

Construction cost: $5,000

The interior stair handrails from the main floor to the upper and lower floors at the rear of the building are older and do not meet code for safety. The gripping surfaces are incorrect and they are not continuous from the top to bottom landings. This project recommends the installation of handrails on both sides of the stairs, with proper returns, gripping surfaces and supports in accordance with the 2012 IBC Chapter 10, Section 1012.
This project or a portion thereof was previously recommended in the FCA report dated 05/11/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/01/2015.

Project Index #: 2433SFT12

FURNACE FLUE/ VENT REPLACEMENT

Construction cost: $1,500

The newer Lennox HVAC units in the two level portion of the building appear to have not been installed per the manufacturers instructions. Since this is a 90% efficiency unit, a proper PVC venting system should have been installed with the new units. It appears that the new units were connected to the existing sheet metal flue/ vent. This project would provide for a licensed HVAC installer to replace the flue/ vent per the manufacturers instructions.

Project Index #: 2433SFT4

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction cost: $8,000**

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 in two locations. 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 05/11/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/01/2015.

Project Index #: 2433SFT6

EXTERIOR STAIR HANDRAIL REPLACEMENT **Construction cost: $5,000**

There are two sets of stair handrails at the rear of the building that are older and do not meet code for safety. The gripping surfaces are incorrect, they are not continuous from the top to bottom landings and/ or they are installed on only one side of the stair. This project recommends the installation of handrails in accordance with IBC Section 1012.
This project or a portion thereof was previously recommended in the FCA report dated 05/11/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/01/2015.

Project Index #: 2433ADA4

ADA SIGNAGE **Construction cost: $2,250**

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 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 05/11/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/01/2015.

Project Index #: 2433SFT7

CONFERENCE ROOM EXITING MODIFICATIONS **Construction cost: $10,000**

All exit corridors in a building are required to have a clear width of at least 36". The corridor between the conference room and the main hallway is only 34" which is a building code violation. This project would provide for installing an exterior exit door in the conference room to comply with the building code. Alternatively, the corridor could be widened to provide the 36" clear width, but additional costs would be necessary for this alteration. Section 1005.1 and Table 1018.2 of the 2012 IBC were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 05/11/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/01/2015.

Project Index #: 2433SFT2

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction cost: $110,600**

The building is a B occupancy per the 2012 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.
This project or a portion thereof was previously recommended in the FCA report dated 05/11/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/01/2015.

Project Index #: 2433SFT1

EXIT SIGN AND EGRESS LIGHTING UPGRADE **Construction cost: $4,000**

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 - 2012 Chapter 10 was referenced for this project.
This project or a portion thereof was previously recommended in the FCA report dated 05/11/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/01/2015.

Project Index #: 2433SFT9

EXTERIOR LANDING INSTALLATION **Construction cost: $5,000**

Section 1008.1 of the 2012 IBC describes the requirements for doors including floor elevations and landings. The floor or landing shall be at the same elevation on each side of the door, the exterior landing shall not exceed a 2-percent slope and shall have a length measured in the direction of travel of not less than 44 inches. The landing at the door on the north side of the building does not comply with this code and poses a safety hazard. This project would provide for the installation of a compliant landing for the door.

Project Index #: 2433SFT10

SITE BOLLARD INSTALLATION **Construction cost: $2,000**

The natural gas meter at the rear of the building is not protected from vehicle impact. The meter is close to the parking lot on two sides and is at risk of damage from vehicles. This area is in need of bollards to protect the natural gas lines from damage. This project would provide funding for 4 eight inch diameter bollards to be located in between the gas meter and the parking areas.

Project Index #: 2433SFT11

GUARDRAIL REPLACEMENT **Construction cost: $1,000**

The guard railing around the rear stairwell is older, non-code compliant in configuration and due for replacement. A compliant railing is recommended because the elevation change from the walking surface at grade level to the bottom landing of the stairwell exceeds 30 inches. This project recommends the replacement of guard railing to form a protective barrier along the open side in accordance with the 2012 IBC Chapter 10, Section 1013. 20 linear feet was used to generate this estimate.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $362,750

Necessary - Not Yet Critical Two to Four Years

Project Index #: 2433SIT3

DRAINAGE IMPROVEMENTS **Construction cost: $4,500**

The building has had considerable damage to the paint and caulking in the past from improper drainage around the building. The exterior finishes have been repaired and the basement walls have been waterproofed, but the grading is still a problem. The grade does not slope away from the building in several areas, especially at the rear of the building. This is causing water to pool up next to the building, infiltrate the windows 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 reports dated 03/25/2004 and 05/11/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/01/2015.

Project Index #: 2433INT3

CARPET REPLACEMENT

Construction cost: $49,000

The carpet in the building is showing signs of wear and should be scheduled for replacement. It is recommended that the carpet be replaced with heavy duty commercial grade carpet or Vinyl Composite Tiles (VCT) in the next 2-3 years. Additional costs would be required if there is asbestos in the carpet adhesive.
This project or a portion thereof was previously recommended in the FCA report dated 05/11/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/01/2015.

Project Index #: 2433INT4

CEILING TILE REPLACEMENT

Construction cost: $17,500

The ceiling in the single story portion of this building is covered with acoustical ceiling tiles. The ceiling tiles are damaged and stained and some are coming loose from the substrate. Many 2x2 tiles have been replaced with ill-fitting 2x4 tiles. This project would provide for the replacement of the ceiling tiles. Removal and disposal of the existing tiles is included in this estimate. Additional costs would be required if there is asbestos in the tiles or adhesive. Additional costs would be required if there is asbestos in the tiles or the insulation above the ceiling.
This project or a portion thereof was previously recommended in the FCA report dated 05/11/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/01/2015.

Project Index #: 2433INT1

RESTROOM REMODELS

Construction cost: $30,000

The two restrooms in the first floor of the two level portion are original to the building and in overall poor condition. The finishes, fixtures, cabinets, toilets and exhaust fans are showing signs of wear and deterioration. This project would provide for a complete remodel of the restrooms. The removal and disposal of the existing fixtures and finishes is included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 05/11/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/01/2015.

Project Index #: 2433SIT1

LANDSCAPE UPGRADES

Construction cost: $15,000

Landscaping around the Winnemucca Office Building has deteriorated over time and is due for an upgrade. This project would replace the existing landscaping with xeriscape including a new drip irrigation system and control box. This type of design will conserve water and require less maintenance. The estimate includes removal and disposal of the existing landscape materials.
This project or a portion thereof was previously recommended in the FCA reports dated 03/25/2004 and 05/11/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/01/2015.

Project Index #: 2433SIT4

CONCRETE APRON REPLACEMENT

Construction cost: $4,000

The concrete entrance to the parking lot of the Winnemucca Office Building has extensive cracking and spalling and is due for replacement. This project would provide for the installation of a new concrete slab-on-grade driveway at the entrance to the parking lot. Removal and disposal of the existing concrete is included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 05/11/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/01/2015.

Project Index #: 2433INT6

KITCHENETTE REPLACEMENT **Construction cost: $15,000**

The kitchenette and associated cabinets in the first floor of the two level portion of the building are over 20 years old. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertop are delaminating and failing. This project recommends the replacement of the existing kitchen counter, cabinets, sink 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. This estimate includes disposal of the existing materials.

Project Index #: 2433EXT7

WINDOW REPLACEMENT **Construction cost: $8,250**

The windows on the second floor of the two level portion 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 11 units. Removal and disposal of the existing windows is included in this estimate.

Project Index #: 2433PLM1

WATER HEATER REPLACEMENT **Construction cost: $1,500**

There is a 30 gallon gas-fired water heater in the single level portion of the building that was installed in 2002. The average life span of a water heater is eight to ten years. It is missing seismic bracing straps, missing a drain pan and the electrical wiring is sub-standard. 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 #: 2433ENR3

HVAC REPLACEMENT **Construction cost: $52,500**

The two HVAC roof top units in the single level portion of the building were installed in 1985. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of two new HVAC packaged units and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

Project Index #: 2433SIT2

SLURRY SEAL ASPHALT PAVING **Construction cost: $7,500**

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 in front of the building including the access roads and parking lot. 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. 3,600 square feet of asphalt area was used to generate this estimate.
This project or a portion thereof was previously recommended in the FCA reports dated 03/25/2004 and 05/11/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/01/2015.

Project Index #: 2433ELE1

ELECTRICAL UPGRADE **Construction cost: $158,000**

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential and there have been many alterations to the system over the years. Staff has reported that there are some outlets that do not work. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $79,000**

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

Project Index #: 2433INT5

INTERIOR FINISHES **Construction cost: $39,500**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 5-6 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 #: 2433EXT6

EXTERIOR FINISHES **Construction cost: $39,500**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

State of Nevada / Wildlife
WINNEMUCCA OFFICE BUILDING
SPWB Facility Condition Analysis - 2433
Survey Date: 9/1/2015

PROJECT CONSTRUCTION COST TOTALS SUMMARY

Priority Class 1:	**$157,000**
Priority Class 2:	**$363,000**
Priority Class 3:	**$79,000**
Grand Total:	**$599,000**
Project Construction Cost per Square Foot:	**$76**
Total Facility Replacement Construction Cost:	**$1,975,000**
Facility Replacement Construction Cost per Square Foot:	**$250**

BUILDING INFORMATION:

Gross Area (square feet):	**7,900**		
Year Constructed:	**1964**		
Exterior Finish 1:	**50**	**%**	**Painted CMU**
Exterior Finish 2:	**50**	**%**	**Painted Wood Siding**
Number of Levels (Floors):	**2**		**Basement? NO**
IBC Occupancy Type 1:	**100**	**%**	**B**
IBC Occupancy Type 2:	**0**	**%**	
Construction Type:	**Concrete Masonry Units & Steel**		
IBC Construction Type:	**V-B**		
% Suppressed:	**0**	**%**	
FCNI:	**30%**		

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.

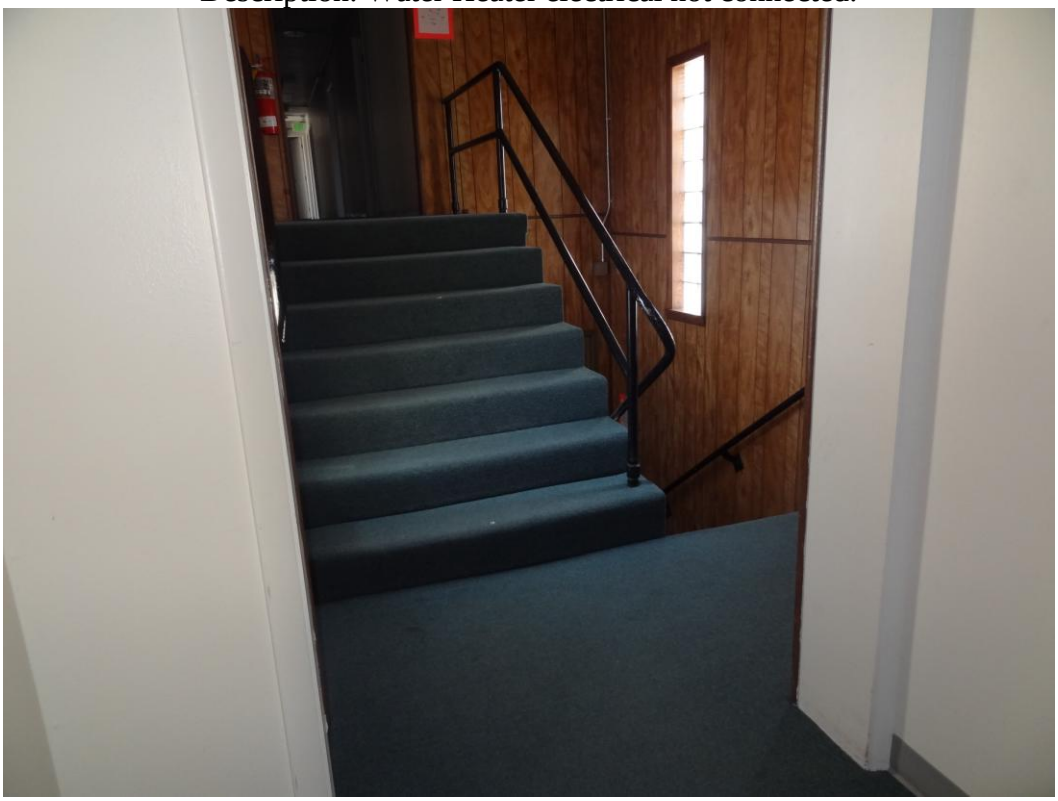
Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

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

Winnemucca Office Building – Winnemucca Site – FCA Building #2433
Description: Water Heater electrical not connected.



Winnemucca Office Building – Winnemucca Site – FCA Building #2433
Description: Non-compliant interior handrails.

Winnemucca Office Building – Winnemucca Site – FCA Building #2433
Description: Gas service missing seismic shut-off and pipe bollards for protection.

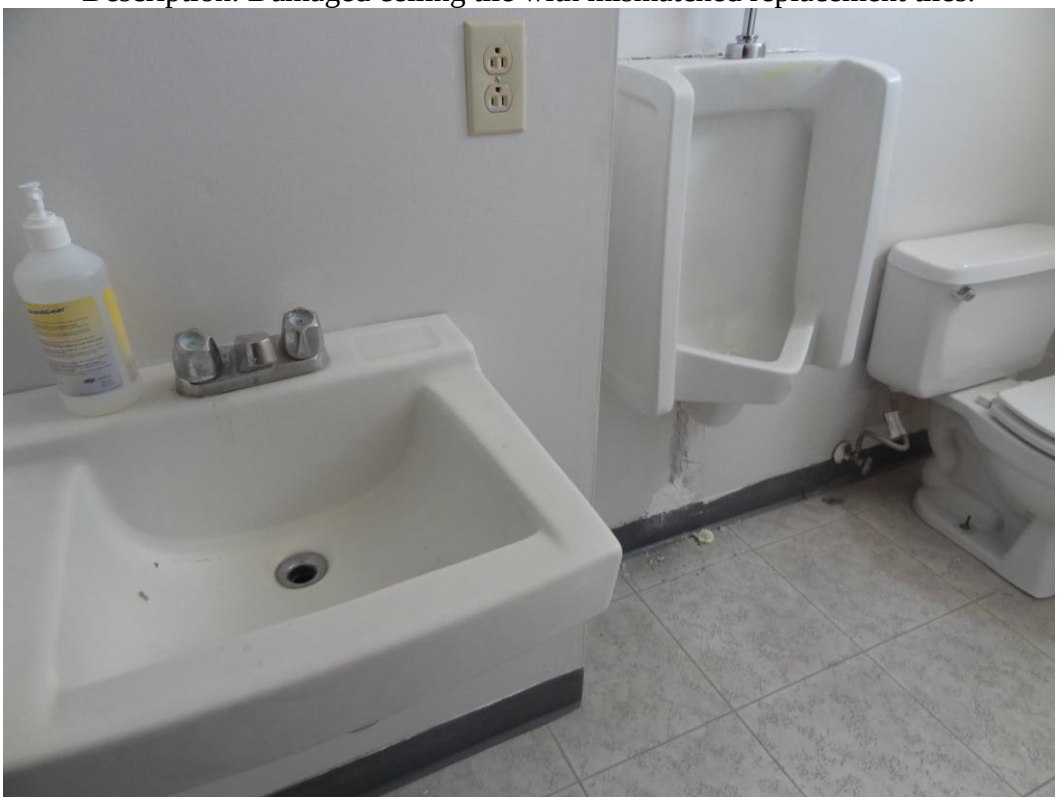
Winnemucca Office Building – Winnemucca Site – FCA Building #2433
Description: Non-compliant exterior handrails.

Winnemucca Office Building – Winnemucca Site – FCA Building #2433
Description: Non-compliant exit corridor from conference room.

Winnemucca Office Building – Winnemucca Site – FCA Building #2433
Description: Missing exterior landing.

Winnemucca Office Building – Winnemucca Site – FCA Building #2433
Description: Stained and worn carpet.

Winnemucca Office Building – Winnemucca Site – FCA Building #2433
Description: Damaged ceiling tile with mismatched replacement tiles.



Winnemucca Office Building – Winnemucca Site – FCA Building #2433
Description: Restrooms due for a complete remodel.

Winnemucca Office Building – Winnemucca Site – FCA Building #2433
Description: Deteriorated concrete apron.

Winnemucca Office Building – Winnemucca Site – FCA Building #2433
Description: Kitchenette due for replacement.

Winnemucca Office Building – Winnemucca Site – FCA Building #2433
Description: Second level windows have not been replaced.

Winnemucca Office Building – Winnemucca Site – FCA Building #2433
Description: HVAC rooftop units over 30 years old.