

State of Nevada
Department of Conservation & Natural Resources
Division of Forestry Volunteer Fire station
Facility Condition Analysis

NDF VOLUNTEER FIRE STATION

Deeth, Elko County, Nevada

Building Number: 0600
FACILITY CONDITION ANALYSIS



Report Printed in November 2005

State of Nevada
Department of Conservation & Natural Resources
Division of Forestry Volunteer Fire station
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Board 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 SPWB 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 Board 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 .60 or 60% 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: 9821

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
0600	DEETH NDF VOLUNTEER FIRE STATION Elko County	1800		9/28/2005	\$0	\$55,600	\$0	\$55,600	\$270,000	21%
9821	DEETH NDF VOLUNTEER FIRE STATION SITE Elko County		0	3/21/2008	\$0	\$0	\$0			0%
Report Totals.....:		1,800			\$0	\$55,600	\$0	\$55,600	\$270,000	21%

SPWB Facility Condition Analysis

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Building Name	Index #	
DEETH NDF VOLUNTEER FIRE STATION SITE	9821	No Current Projects
DEETH NDF VOLUNTEER FIRE STATION	0600	

State of Nevada - Department of Conservation & Natural Resources
Division: Forestry

GARAGE/FIRESTATION

Deeth, Nevada

BUILDING / SITE NUMBER: 0600

FACILITY CONDITION ANALYSIS

Date printed: November, 2005

Survey Date: January, 1998

**GARAGE/FIRESTATION
BUILDING REPORT**

PRIORITY CLASS 2 PROJECTS

Total Cost for Priority 2 Projects: \$71,800

Necessary - Not Yet Two to Four Years

SINK AND WATER FOUNTAIN REPLACEMENT

Project cost: \$9,800

The sink and water fountain is severely damage from corrosion. This project would provide for a water softener and the replacement of the sink and water fountain.

REPLACE METAL SIDING

Project cost: \$60,000

The metal siding and roof is deteriorated, has tears and been patched. This project would provide funding for new metal insulated rim siding to be install on the on the sides and roof.

RODENT ABATEMENT

Project cost: \$2,000

There are numerous rodent droppings, spiders and bees throughout the garage/fire station. Due to the potential risk of disease, Hantavirus and being stung, a project is recommended to assess the building for infestation and contamination by rodents and arachnids by a licensed professional. Any future projects would come from report recommendations.

State of Nevada / Conservation & Natural Resources
GARAGE/FIRESTATION
SPWB Facility Condition Analysis - 0600

BUILDING INFORMATION:

Gross Area (square feet): 1,800
Year Constructed:
Exterior Finish 1: %
Exterior Finish 2: %
Number of Levels (Floors): Basement? No
UBC Occupancy Type 1: %
UBC Occupancy Type 2: %
Construction Type:
UBC Construction Type:

PROJECT TOTALS SUMMARY:

Priority Class 1:	\$0	Project Cost per Square Foot:	\$39.89
Priority Class 2:	\$71,800	Total Facility Replacement Cost:	\$0
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$0
Grand Total:	\$71,800		

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 341.201 by the State Public Works Board and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Board
Facilities Condition Analysis

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Carson City, Nevada 89701-4263

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(775) 684-4142 facsimile



NDF Volunteer Fire Station - Building #0600
Description: Exterior view of the building.



NDF Volunteer Fire Station - Building #0600
Description: Corroded drinking fountain.



NDF Volunteer Fire Station - Building #0600
Description: Sink/Water service area.



NDF Volunteer Fire Station - Building #0600
Description: Exterior view of damaged siding.



NDF Volunteer Fire Station - Building #0600
Description: Interior of building.



Division of Forestry, Deeth, Garage/Fire Station - Building #0600
Description: Workbench area, interior of building.