

State of Nevada  
Department of Agriculture  
Elko Agriculture Regional Office  
Facility Condition Analysis

# ELKO AGRICULTURE REGIONAL OFFICE

4780 East Idaho Street  
Elko, Nevada 89801

**Site Number: 9822**

**STATE OF NEVADA PUBLIC WORKS DIVISION  
FACILITY CONDITION ANALYSIS**



Report Printed in June 2015

State of Nevada  
Department of Agriculture  
Elko Agriculture Regional Office  
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.

Site number: 9822

### Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2558	ELKO AGRICULTURE REGIONAL OFFICE 4780 East Idaho Street Elko	5700	1997	7/22/2014	\$3,000	\$86,000	\$0	\$89,000	\$1,710,000	5%
9822	ELKO AGRICULTURE REGIONAL OFFICE SITE 4780 East Idaho Street Elko		1997	7/22/2014	\$0	\$45,000	\$0	\$45,000		0%
<b>Report Totals.....:</b>		<b>5,700</b>			<b>\$3,000</b>	<b>\$131,000</b>	<b>\$0</b>	<b>\$134,000</b>	<b>\$1,710,000</b>	<b>8%</b>

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<b>Building Name</b>	<b>Index #</b>
<b>ELKO AGRICULTURE REGIONAL OFFICE SITE</b>	<b>9822</b>
<b>ELKO AGRICULTURE REGIONAL OFFICE</b>	<b>2558</b>

**ELKO AGRICULTURE REGIONAL OFFICE SITE**

SPWB Facility Condition Analysis - 9822

Survey Date: 7/22/2014

**ELKO AGRICULTURE REGIONAL OFFICE SITE**

**BUILDING REPORT**

The Elko Agriculture Office site is located east of Elko on Idaho Street. It has a paved parking area with designated ADA accessible parking and route of travel into the building. The paving is in need of crack fill and sealing as well as some areas in need of replacement. Water and sewer service is provided by the city of Elko. There is also natural gas and electrical service to site and building. It has a fenced yard for storage of vehicles and equipment. The front or north side of the site has some turf and shrubs.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$45,000**

**Necessary - Not Yet Critical**

**Two to Four Years**

**AC PAVING SEAL - CRACK FILL - REPAIR**

**Project Index #: 9822SIT1**

**Construction Cost \$42,000**

The existing AC paving on site is due for crack filling, sealing and re-striping. There are also some areas that are alligating and in need of removal and replacement. This project would provide for a crack fill and slurry seal as well as repair of damaged AC paving. Striping including ADA accessible parking and loading zones is included in this estimate. This project should be scheduled every 4-5 years based on environmental conditions.

**AUTOMATIC GATE REPAIR**

**Project Index #: 9822SIT2**

**Construction Cost \$2,000**

The existing automatic sliding gate has been problematic for years. It sometimes opens and will not close. This project would provide for a new electronic gate motor and wiring to be installed including connections and testing of the new system.

**LANDSCAPING MAINTENANCE**

**Project Index #: 9822SIT3**

**Construction Cost \$1,000**

The site has some grass areas that are in need of regular maintenance, mowing and trimming. There are also numerous areas of weeds and brush which are in need of removal as they may damage the retaining walls and fencing. This project would provide for regular maintenance of the site including mowing and trimming, weed and brush removal on an annual basis. This is a one time estimate but should be scheduled in the agency's operating budget. A \$200 monthly allowance is a recommended amount for budgeting. during the warmer months.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>
<b>Priority Class 2:</b>	<b>\$45,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>
<b>Grand Total:</b>	<b>\$45,000</b>

**ELKO AGRICULTURE REGIONAL OFFICE**

SPWB Facility Condition Analysis - 2558

Survey Date: 7/22/2014

**ELKO AGRICULTURE REGIONAL OFFICE**

**BUILDING REPORT**

The Elko Agriculture office is an existing structure which was remodeled and expanded with an engineered metal building addition. The facility contains the main offices for the Department of Agriculture including laboratory space, a warehouse, conference rooms, a break room with a kitchenette, a lobby and reception area and restrooms which are mostly ASDA accessible. The lab area also has a large incinerator. The building has a fire alarm and sprinkler system and an HVAC system which is a mix of gas fired heaters in the warehouse area to a gas fired FAU with exterior ground mounted AC condensers. The roofing system is a mix of single ply membrane over the metal building and standing seam metal roofing over the remodeled office area.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$3,000**  
**Currently Critical** **Immediate to Two Years**

**ADA IMPROVEMENTS**

**Project Index #: 2558ADA1**  
**Construction Cost \$3,000**

The restrooms in the building are not 100% ADA compliant. This project would provide for improvements including but not limited to flush valve relocation and relocation of toilet tissue dispensers and signage. The conference / break room casework is also not 100% ADA compliant. This project would also provide for required modifications to the casework to provide ADA accessibility. 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.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$86,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR FINISHES**

**Project Index #: 2558EXT1**  
**Construction Cost \$39,900**

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 are repairing damaged stucco fascia areas, painting, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted, sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. An acrylic paint should be utilized on the stucco areas for durability.

**INTERIOR FINISHES**

**Project Index #: 2558INT1**  
**Construction Cost \$28,500**

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

**LED LIGHTING UPGRADE**

**Project Index #: 2558ENR1**  
**Construction Cost \$17,100**

The majority of the existing lighting in the building is older fluorescent T-8 lamps in recessed fixtures. This project would provide for re-lamping the existing fixtures with LED tubes. This project would result in energy savings.

**OVERHEAD COILING DOOR REPAIR**

**Project Index #: 2558SFT1**  
**Construction Cost \$500**

The existing power operated overhead coiling door does not operate properly according to staff. This project would provide for required repairs to the door motor and controls as needed.

**BUILDING INFORMATION:**

Gross Area (square feet): 5,700  
Year Constructed: 1997  
Exterior Finish 1: 60 % Painted Stucco  
Exterior Finish 2: 40 % Metal Siding  
Number of Levels (Floors): 1 Basement? No  
IBC Occupancy Type 1: 100 % B  
IBC Occupancy Type 2: %  
Construction Type: Wood & Steel Framing  
IBC Construction Type: V-B  
Percent Fire Supressed: 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$3,000	Project Construction Cost per Square Foot:	\$15.61
Priority Class 2:	\$86,000	Total Facility Replacement Construction Cost:	\$1,710,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$89,000	FCNI:	5%

**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

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	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile





Elko Agriculture Office Site – FCA Site #9822  
Description: AC paving in need of maintenance.



Elko Agriculture Office Site – FCA Site #9822  
Description: ADA accessible parking area in need of striping.



Elko Agriculture Regional Office – FCA Building #2558  
Description: Stucco damage to the north side of the fascia.



Elko Agriculture Regional Office – FCA Building #2558  
Description: Interior of the lab.



Elko Agriculture Regional Office – FCA Building #2558  
Description: Interior of the lobby / reception area.



Elko Agriculture Regional Office – FCA Building #2558  
Description: Window in need of caulking.