

State of Nevada
Department of Employment, Training & Rehabilitation
Employment Security Division
Nevada Job Connect Office - Elko
Facility Condition Analysis

NEVADA JOB CONNECT OFFICE ELKO

172 6th Street
Elko, Nevada 89801

Site Number: 9823
STATE OF NEVADA PUBLIC WORKS BOARD
FACILITY CONDITION ANALYSIS



Report Printed in October 2009

State of Nevada
Department of Employment, Training & Rehabilitation
Employment Security Division
Nevada Job Connect Office - Elko
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: 9823

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
1476	NEVADA JOB CONNECT - ELKO OFFICE 172 6th St. Elko	4000	1985	7/23/2009	\$20,750	\$54,640	\$28,800	\$104,190	\$1,100,000	9%
9823	ELKO DETR OFFICE SITE 172 6th Street Elko		0	7/23/2009	\$17,500	\$0	\$7,500	\$25,000		0%
Report Totals.....:		4,000			\$38,250	\$54,640	\$36,300	\$129,190	\$1,100,000	12%

SPWB Facility Condition Analysis

Table of Contents

Building Name	Index #
ELKO DETR OFFICE SITE	9823
NEVADA JOB CONNECT - ELKO OFFICE	1476

ELKO DETR OFFICE SITE

SPWB Facility Condition Analysis - 9823

Survey Date: 7/23/2009

ELKO DETR OFFICE SITE

BUILDING REPORT

The Elko DETR Office site contains the offices for Nevada Job Connect. It is surrounded on three sides by paved parking including ADA accessible parking spaces. The north side has a small landscaped area with a retaining wall along the public sidewalk at the street. The site is well maintained.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$17,500

Currently Critical

Immediate to Two Years

Project Index #: 9823PLM1

Construction Cost \$15,000

BACKFLOW PREVENTION

The landscape irrigation lines do not have a backflow prevention device. State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

Project Index #: 9823SFT1

Construction Cost \$2,500

EXTERIOR STAIR HANDRAIL REPLACEMENT

The handrail on the concrete stairs on the north side of the site is older and does not meet current code for safety. The gripping surfaces are incorrect, they do not have proper extensions and they are installed on only one side of the stair. This project recommends the installation of handrails in accordance with 2006 IBC Section 1012. Removal and disposal of the existing materials is included in the estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$7,500

Long-Term Needs

Four to Ten Years

Project Index #: 9823SIT1

Construction Cost \$7,500

SLURRY SEAL ASPHALT PAVING

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 sitewide including access roads and parking areas. 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. 10,000 square feet of asphalt area was used to generate this estimate.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$17,500
Priority Class 2:	\$0
Priority Class 3:	\$7,500
Grand Total:	\$25,000

**NEVADA JOB CONNECT - ELKO OFFICE
BUILDING REPORT**

The DETR Employment Security Division (ESD) Building is located at 172 6th Street in Elko, Nevada. It contains office space for Nevada Job Connect services. The building is ADA compliant including restrooms and public entrance. It has roof mounted HVAC packaged units and also has fire alarms and security system. This facility is maintained very well.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$20,750**
Currently Critical **Immediate to Two Years**

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION **Project Index #: 1476ADA3**
Construction Cost \$4,000

This building contains a water fountain. The 2006 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain.

ELECTRICAL REPAIRS **Project Index #: 1476ELE2**
Construction Cost \$1,500

Heat tape was recently installed in the roof drains and the power cords were plugged into new outlets on the roof. The electrical outlets were installed in such a way that the face is on top allowing rain and snow to fall directly into the plug. The conduit is not screwed together in some areas exposing the wires inside to the elements. These issues create a fire and safety hazard and will at the very least cause premature failure of the equipment. This project would provide for reworking the conduits, outlets and wiring by a licensed electrician.

FIRE ALARM SYSTEM UPGRADE **Project Index #: 1476SFT2**
Construction Cost \$10,000

This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the 2006 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

This project or a portion thereof was previously recommended in the FCA report dated 08/19/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/23/2009.

OCCUPANCY SENSOR INSTALLATION **Project Index #: 1476ENR1**
Construction Cost \$1,250

A lighting upgrade was recently completed in the building, but additional savings can be obtained by installing occupancy sensors. Occupancy sensors should be installed in the restrooms and the staff break room. The sensors will ensure that energy is not being used on lights when the room is unoccupied.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Project Index #: 1476SFT3**
Construction Cost \$4,000

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. 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.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$54,640

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 1476INT3

Construction Cost \$24,640

CARPET REPLACEMENT

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 in the next two to three years. The carpet is laid directly on the concrete slab-on-grade. The concrete has cracked and heaved in several places creating an uneven surface. This project also recommends performing structural repairs to the slab, including grinding high spots, cleaning and grouting the cracks, and pouring a self-leveling topping to return the floor to level prior to installing new carpet.

Project Index #: 1476INT1

Construction Cost \$20,000

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next two to four years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 1476INT2

Construction Cost \$10,000

KITCHENETTE REMODEL

The kitchenette and associated cabinets in the employee break room are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and counter tops are delaminating and failing. This project recommends the replacement of the existing kitchen counters, cabinets, 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.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$28,800

Long-Term Needs

Four to Ten Years

Project Index #: 1476INT4

Construction Cost \$8,800

CEILING TILE REPLACEMENT

The tiles in the suspended ceiling system are worn and damaged from age and many do not match. It is recommended that the lay-in tiles be replaced. Removal and disposal of the existing tiles is included in this estimate.

Project Index #: 1476EXT1

Construction Cost \$20,000

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance, energy efficiency and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost are cleaning and sealing the masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 8-9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 4,000
Year Constructed: 1985
Exterior Finish 1: 80 % Brick Masonry
Exterior Finish 2: 20 % Glass and Aluminum
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Brick Masonry & Steel
IBC Construction Type: III-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$20,750	Project Construction Cost per Square Foot:	\$26.05
Priority Class 2:	\$54,640	Total Facility Replacement Construction Cost:	\$1,100,000
Priority Class 3:	\$28,800	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$104,190	FCNI:	9%

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



DETR Elko Office - Site #9823
Description: Stairs in need of handrails.



DETR Elko Office - Site #9823
Description: Paved parking area.



DETR Elko Office – Building #1476
Description: Roof top HVAC equipment.



DETR Elko Office – Building #1476
Description: Entry vestibule.



DETR Elko Office – Building #1476
Description: View of the break room.



DETR Elko Office – Building #1476
Description: ADA restrooms.