

State of Nevada  
Department of Employment, Training and Rehabilitation  
Facility Condition Analysis

# ELKO DETR OFFICE

172 6<sup>th</sup> Street  
Elko, Nevada 89801

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



Report distributed in November 2017

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Department of Employment, Training and Rehabilitation  
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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 the 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: 9823

### 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
1476	NEVADA JOB CONNECT - ELKO OFFICE 172 6th St. Elko	4000	1985	7/5/2016	\$62,500	\$4,400	\$190,000	\$256,900	\$1,400,000	18%
9823	ELKO DETR OFFICE SITE 172 6th St. Elko		0	7/5/2016	\$37,500	\$6,000	\$14,000	\$57,500		0%
<b>Report Totals.....:</b>		<b>4,000</b>			<b>\$100,000</b>	<b>\$10,400</b>	<b>\$204,000</b>	<b>\$314,400</b>	<b>\$1,400,000</b>	<b>22%</b>

## Acronyms List

Acronym	Definition
<i>Building Codes, Laws, Regulations and Guidelines</i>	
AWWA	American Water Works Association
IBC	International Building Code
ICC	International Code Council
IEBC	International Existing Building Code
IECC	International Energy Conservation Code
IFC	International Fire Code
IFGC	International Fuel Gas Code
IRC	International Residential Code
NFPA	National Fire Protection Association
NEC	National Electrical Code
OSHA	Occupational Safety and Health Administration
SAD	Standards for Accessible Design
SMACNA	Sheet Metal and Air Conditioning Contractors National Association
UMC	Uniform Mechanical Code
UPC	Uniform Plumbing Code
<i>State of Nevada</i>	
CIP	Capital Improvement Project
FCA	Facility Condition Analysis
FCNI	Facility Condition Needs Index
FRC	Facility Replacement Cost
NAC	Nevada Administrative Code
NDEP	Nevada Department of Environmental Protection
NRS	Nevada Revised Statutes
SFM	State Fire Marshal
SHPO	State Historic Preservation Office
SPWD	State Public Works Division
<i>Miscellaneous</i>	
DDC	Direct Digital Controls
FRP	Fiberglass Reinforced Plastic
GFCI	Ground Fault Circuit Interrupter
LED	Light Emitting Diode
PRV	Pressure Regulating Valve
TDD	Telecommunications Device for the Deaf
VCT	Vinyl Composite Tile

This is a generic acronym list of commonly used terms in the construction industry. Some or all of these acronyms are used throughout the report.

**SPWD Facility Condition Analysis**

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**ELKO DETR OFFICE SITE**

SPWD Facility Condition Analysis - 9823

Survey Date: 7/5/2016

**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.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$37,500****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE PATH OF TRAVEL****Project Index #: 9823ADA1****Construction Cost \$30,000**

The ADA provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the office are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the existing sidewalk. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. 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 references for this project. 750 square feet of concrete was used for this estimate. It is recommended that this project coincide with the paving project.

**Project Index #: 9823SFT1****Construction Cost \$7,500****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 stairs. This project recommends the installation of handrails in accordance with 2012 IBC Section 1012. Removal and disposal of the existing materials are included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/23/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/05/2016.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$6,000****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR LIGHTING REPLACEMENT****Project Index #: 9823ENR1****Construction Cost \$6,000**

The building has perimeter lighting on the exterior of the building, but the light fixtures are old, failing and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures, using existing wiring.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$14,000****Long-Term Needs****Four to Ten Years****CRACK FILL & SEAL ASPHALT PAVING****Project Index #: 9823SIT2****Construction Cost \$14,000**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide 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:**

<b>Priority Class 1:</b>	<b>\$37,500</b>
<b>Priority Class 2:</b>	<b>\$6,000</b>
<b>Priority Class 3:</b>	<b>\$14,000</b>
<b>Grand Total:</b>	<b>\$57,500</b>

## NEVADA JOB CONNECT - ELKO OFFICE

SPWD Facility Condition Analysis - 1476

Survey Date: 7/5/2016

## NEVADA JOB CONNECT - ELKO OFFICE

## BUILDING REPORT

The Nevada Job Connect - Elko Office is located at 172 6th Street in Elko, Nevada. It has a slab-on-grade foundation, brick exterior and a single-ply membrane roof. It contains office space for Nevada Job Connect services. It has roof mounted HVAC packaged units and also has fire alarms and a security system.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$62,500****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 1476ADA4****Construction Cost \$40,000**

The Men's and Women's designated ADA restrooms do not entirely meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms per ADA regulations. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. 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 references for this project.

**BREAK ROOM REMODEL****Project Index #: 1476ADA2****Construction Cost \$15,000**

The kitchenette and associated cabinets in the employee break room are in good condition but don't comply with ADA requirements. This project recommends changes to the kitchenette and associated break room for ADA compliance. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards for Accessible Design should be incorporated into the design. This estimate includes removal and disposal of the necessary existing materials.

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

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

This project or a portion thereof was previously recommended in the FCA report dated 07/23/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/05/2016.

**ELECTRICAL PANEL UPGRADES****Project Index #: 1476ELE3****Construction Cost \$2,000**

The electrical panel in the building does not have an inside cover (dead panel) that properly protects individuals from touching the bus bar and the interior of the panel. This does not comply with NEC 2011 or OSHA 1910. This project would provide funds to fabricate and install a new dead panel in accordance with NEC 2011 and OSHA 1910.

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

Heat tape was installed in the roof drains and the power cords were plugged into 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.

This project or a portion thereof was previously recommended in the FCA report dated 07/23/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/05/2016.



**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$4,400**

**Necessary - Not Yet Critical Two to Four Years**

**JANITORS CLOSET REPAIRS**

**Project Index #: 1476INT6  
Construction Cost \$1,400**

The mop sink in the Janitors Closet is mounted adjacent to gypsum board and is showing signs of water damage. This project would provide Fiberglass Reinforced Panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.

**WATER HEATER REPLACEMENT**

**Project Index #: 1476PLM1  
Construction Cost \$3,000**

There are two electric water heaters in the building. One water heater is a 12 gallon and the other is a 19 gallon. The average lifespan of a water heater is eight to ten years. The units were installed in 1992. It is recommended that 2 new electric water heaters, seismic straps, braided steel hose, expansion tanks, ball valves, hardwire electric lines and pans be installed in the next 2-3 years. Removal and disposal of the existing equipment is included in this estimate.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$190,000**

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

**EXTERIOR FINISHES**

**Project Index #: 1476EXT3  
Construction Cost \$40,000**

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 cleaning and sealing the brick 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 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES**

**Project Index #: 1476INT5  
Construction Cost \$40,000**

It is recommended to paint the interior walls and ceilings at least once in the next 4-5 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 adequately prepared to receive the coating. An epoxy-based paint should be utilized in wet areas for durability.

**LIGHTING UPGRADE**

**Project Index #: 1476ENR2  
Construction Cost \$32,000**

The existing lighting fixtures are the older fluorescent type and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

**ROOF REPLACEMENT**

**Project Index #: 1476EXT5  
Construction Cost \$48,000**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time-frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 4-5 years to be consistent with the roofing program and the end of the warranty period.

**WINDOW REPLACEMENT**

**Project Index #: 1476EXT6  
Construction Cost \$30,000**

The windows are original, double 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 20 units. Removal and disposal of the existing windows is included in this estimate.

**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 Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$62,500	Project Construction Cost per Square Foot:	\$64.23
Priority Class 2:	\$4,400	Total Facility Replacement Construction Cost:	\$1,400,000
Priority Class 3:	\$190,000	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$256,900	FCNI:	18%

**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



Elko DETR - Site #9823  
Description: Craft fill and seal of asphalt paving needed.



Elko DETR - Building #1476  
Description: ADA accessible path of travel.



Elko DETR - Building #1476  
Description: Water heater replacement needed.



Elko DETR - Building #1476  
Description: Electrical panel upgrades needed.



Elko DETR - Building #1476  
Description: Exterior finishes needed.



Elko DETR - Building #1476  
Description: Dual level drinking fountain installation needed.



Elko DETR - Building #1476  
Description: Window replacement needed.