

State of Nevada
Department of Conservation & Natural Resources
Division of Forestry
Elko Interagency Dispatch Center
Facility Condition Analysis

ELKO INTERAGENCY DISPATCH CENTER

725 Aspen Way
Elko, Nevada 89801

Site Number: 9824
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report Printed in May 2014

State of Nevada
Department of Conservation & Natural Resources
Division of Forestry
Elko Interagency Dispatch Center
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: 9824

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
2107	ELKO INTERAGENCY DISPATCH CENTER 725 Aspen Way Elko	9143	2000	9/19/2013	\$7,750	\$178,430	\$56,000	\$242,180	\$2,514,325	10%
9824	ELKO INTERAGENCY DISPATCH CENTER SITE 725 Aspen Way Elko		2000	9/19/2013	\$0	\$62,500	\$0	\$62,500		0%
Report Totals.....:		9,143			\$7,750	\$240,930	\$56,000	\$304,680	\$2,514,325	12%

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ELKO INTERAGENCY DISPATCH CENTER SITE

SPWB Facility Condition Analysis - 9824

Survey Date: 9/19/2013

ELKO INTERAGENCY DISPATCH CENTER SITE

BUILDING REPORT

The Elko Interagency Dispatch Center Site is leased from the BLM and is located adjacent to the Elko Airport. There is paved parking including ADA accessible parking spaces for employees as well as the public. The site has city water and sewer service as well as natural gas and electrical service.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$62,500

Necessary - Not Yet Critical

Two to Four Years

CRACK FILL & SEAL ASPHALT PAVING

Project Index #: 9824SIT1

Construction Cost \$60,000

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, parking areas and the heli-tack pad. 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. 100,000 square feet of asphalt area was used to generate this estimate.

TREE TRIMMING

Project Index #: 9824SIT2

Construction Cost \$2,500

The site has trees which are growing up against the structure. The trees move in windy conditions, rubbing the roofs and wall finishes, which can cause damage to the building. The root systems are causing shifting and heaving of foundations and sidewalks, creating unsafe conditions. This lack of maintenance could become a safety issue. This project recommends that these issues be addressed by either trimming or removing trees before additional damage is done.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$62,500
Priority Class 3:	\$0
Grand Total:	\$62,500

ELKO INTERAGENCY DISPATCH CENTER

SPWB Facility Condition Analysis - 2107

Survey Date: 9/19/2013

**ELKO INTERAGENCY DISPATCH CENTER
BUILDING REPORT**

The Elko Interagency Dispatch Center is a brick masonry and wood framed structure with a metal roofing system on a concrete foundation. The facility contains emergency dispatch office stations for NDF, City of Elko, BLM and also all local 911 calls. There are ADA accessible restrooms, a break room, conference room and mechanical spaces all on one level. The HVAC system consists of a boiler, chiller cooling tower and 11 fan coil units located in the attic space. It also has fire alarms and a fire sprinkler system.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$7,750**
Currently Critical **Immediate to Two Years**

ADA SIGNAGE **Project Index #: 2107ADA3**
Construction Cost \$2,500

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 and that the restroom ADA signs be relocated off of the doors. 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.

EGRESS LIGHTING REPLACEMENT **Project Index #: 2107SFT2**
Construction Cost \$2,500

The emergency egress lighting design is sufficient, but there are 5 wall packs that are inoperable. This project would provide for the purchase and installation of 5 emergency egress light packs to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

PROVIDE CLEARANCE AT ELECTRICAL PANEL **Project Index #: 2107ELE2**
Construction Cost \$250

There is an electrical panel in the building which does not have proper clear floor space around it. A metal shelving system is partially blocking the panel. The 2012 IFC section 605.3 states that, "A working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space." This project would provide funds to relocate the shelving system currently blocking the working space.

VISUAL NOTIFICATION UPGRADE, DISPATCH **Project Index #: 2107SFT1**
Construction Cost \$2,500

The building has a fire alarm system throughout, but there are no visual notification devices in the dispatch areas. This project recommends replacing several of the annunciators with combination visual/ auditory notification devices in these areas.

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 09/19/2013.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$178,430

Necessary - Not Yet Critical

Two to Four Years

CABINET REPAIRS

Project Index #: 2107INT3

Construction Cost \$2,500

The cabinetry in the break rooms and the desk at the reception area has been damaged and are delaminating. This project recommends the replacement of the finishes with heavy duty, quality melamine finishes which encapsulates the door, frame, and shelving. This estimate includes disposal of the existing materials.

ELECTRICAL UPGRADE, DISPATCH

Project Index #: 2107ELE1

Construction Cost \$60,000

The dispatch areas have a higher electrical demand than the building was designed for. The electrical system is currently utilized to its maximum potential. The electrical panels and receptacles are at their limit and extension cords are being used for permanent power. It is recommended the system be upgraded to meet the evolving needs of the dispatch area. 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 09/19/2013.

EXTERIOR FINISHES

Project Index #: 2107EXT1

Construction Cost \$45,715

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 power washing, 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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

HVAC SYSTEM REPAIRS

Project Index #: 2107HVA1

Construction Cost \$12,500

The HVAC system has received minimal maintenance since the building was commissioned and some repairs and upgrades are necessary. Staff reports that the system does not provide adequate cooling during warmer weather and the temperature controls are inaccurate. The individual thermostats around the building do not display the same temperature as the energy management system. The server and communications rooms are not cooled sufficiently and staff has employed fans and propping doors open for adequate cooling and ventilation. There was at least one heat pump that was inoperable at the time of the survey as well as air filters that had not been replaced recently and clogged screens in the water lines. This project recommends evaluating the HVAC system and performing necessary repairs including re-balancing the system based on current needs. It is also recommended to contract an HVAC maintenance company to service the equipment on a continual basis.

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 09/19/2013.

INTERIOR FINISHES

Project Index #: 2107INT1

Construction Cost \$45,715

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. An epoxy-based paint should be utilized in wet areas for durability.

WATER TREATMENT VENDOR

Project Index #: 2107PLM1

Construction Cost \$12,000

The existing water softening/ chemical water treatment systems in the building have not been properly maintained. This project would provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$56,000

Long-Term Needs

Four to Ten Years

Project Index #: 2107INT2

Construction Cost \$56,000

CARPET REPLACEMENT

The carpet in the building is showing signs of extreme wear and should be scheduled for replacement. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 4-5 years.

BUILDING INFORMATION:

Gross Area (square feet): 9,143
Year Constructed: 2000
Exterior Finish 1: 75 % Brick Masonry
Exterior Finish 2: 25 % Painted Stucco / EIFS
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Brick Masonry & Wood
IBC Construction Type: V-1 HOUR
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$7,750	Project Construction Cost per Square Foot:	\$26.49
Priority Class 2:	\$178,430	Total Facility Replacement Construction Cost:	\$2,514,000
Priority Class 3:	\$56,000	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$242,180	FCNI:	10%

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 Interagency Dispatch Center Site – FCA Site #9824

Description: ADA accessible parking.

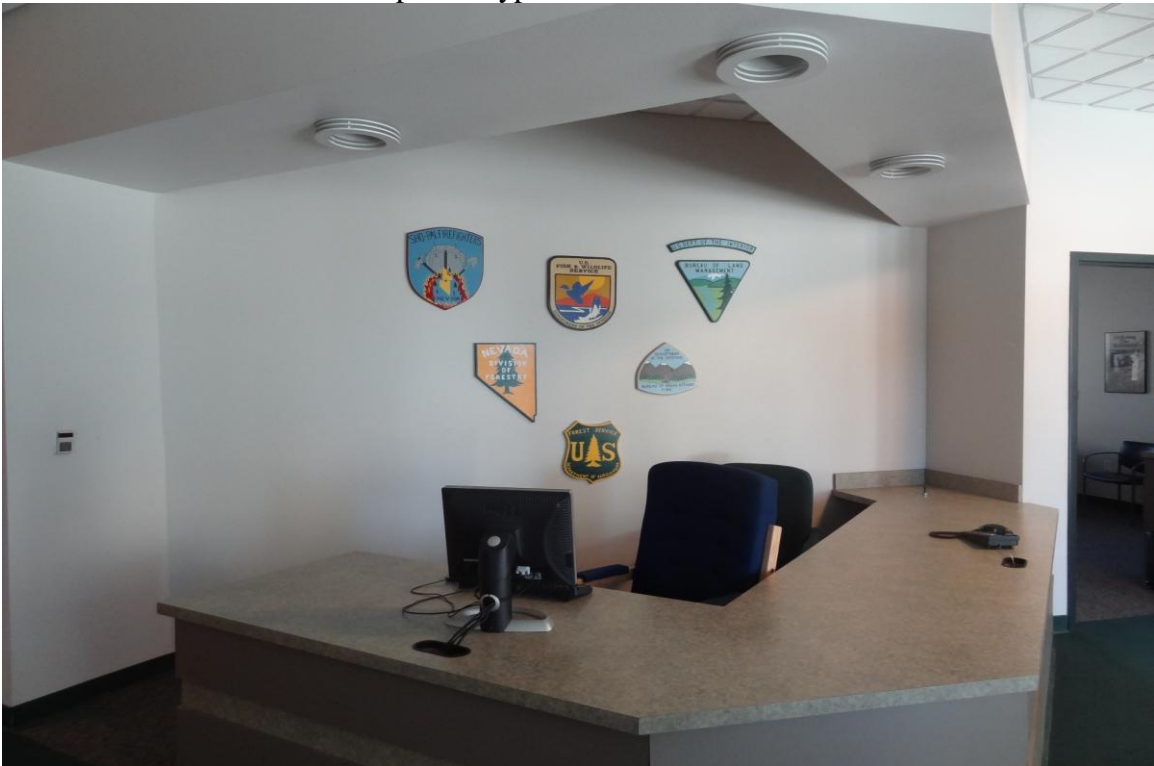


Elko Interagency Dispatch Center – FCA Building #2107

Description: Exterior of the building.



Elko Interagency Dispatch Center – FCA Building #2107
Description: Typical fan coil unit in attic.



Elko Interagency Dispatch Center – FCA Building #2107
Description: Interior of the lobby area.