

State of Nevada
Department of Wildlife
Ely Wildlife Field Office
Facility Condition Analysis

ELY WILDLIFE FIELD OFFICE

1218 North Alpha Street
Ely, Nevada 89301

Site Number: 9825
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report Printed in November 2011

State of Nevada
Department of Wildlife
Ely Wildlife Field Office
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. 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 .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: 9825

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
2127	ELY WILDLIFE FIELD OFFICE 1218 North Alpha Street Ely	1720	2000	8/24/2011	\$21,820	\$49,580	\$0	\$71,400	\$258,000	28%
9825	ELY WILDLIFE FIELD OFFICE SITE 1218 North Alpha Street Ely		2000	8/24/2011	\$6,500	\$177,000	\$0	\$183,500		0%
Report Totals.....:		1,720			\$28,320	\$226,580	\$0	\$254,900	\$258,000	99%

SPWD Facility Condition Analysis

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ELY WILDLIFE FIELD OFFICE SITE

SPWD Facility Condition Analysis - 9825

Survey Date: 8/24/2011

ELY WILDLIFE FIELD OFFICE SITE

BUILDING REPORT

The Ely Wildlife Field Office Site is located on about 2.5 acres just north of Ely, Nevada. The site is fully fenced with one structure, the office, located at the front of the property. It has a small paved parking area with a spot for ADA accessible parking but the paving is in need of a seal coat and striping. There is a gate along the south side that has been problematic, especially when freezing temperatures occur.

The site is in desperate need of a storage, garage, and maintenance facility. The site is served by city water and sewer, propane, and electricity.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$6,500

Currently Critical

Immediate to Two Years

Project Index #: 9825ADA1

Construction Cost \$1,500

ADA PARKING SIGN REPLACEMENT

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. 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 and the existing parking sign is outdated. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances and replacing the parking sign. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 9825SIT1

Construction Cost \$5,000

SEAL ASPHALT PAVING

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 the access roads and parking lot. 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.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$177,000

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 9825SIT4

Construction Cost \$50,000

CARPORT STRUCTURE INSTALLATION

There are approximately 10 state vehicles parked in the rear parking area at any given time including trucks, boats, trailers and quads. Some of these vehicles carry sensitive measuring and testing equipment which can deteriorate quickly due to exposure to the elements. This project would provide a steel carport capable of protecting 10 vehicles to be built on the east side of the site.

Project Index #: 9825SIT6

Construction Cost \$84,000

CONSTRUCT STORAGE BUILDING

There is a major lack of storage on the site to support the various functions conducted by the Wildlife staff. Game evidence is currently stored outside which does not preserve the evidence properly and presents a theft opportunity. Testing equipment, storage and supplies are stored in temporary metal containers at the rear of the site which are difficult to access and provide little security. A new storage building would also provide space for lab activities. Dissections and other lab work are currently taking place in the existing office which is not designed for this activity. This project would provide for the purchase and installation of a 40' x 60' engineered steel building on a concrete foundation including connection to the existing electrical, water, sewer and propane services.

Project Index #: 9825SIT2
Construction Cost \$26,000

EXTERIOR SOLAR SITE LIGHTING INSTALLATION

There is no site lighting for the access road and parking area which is a security and safety concern. This project would provide for the installation of 4 solar powered LED exterior light fixtures, 20 foot tall poles and 30" diameter raised concrete bases. This installation will eliminate the need for trenching and electrical connections.

Project Index #: 9825SIT3
Construction Cost \$15,000

VEHICLE GATE REPLACEMENT

The site has a perimeter fence with a vehicle access gate to the south of the building. The manual sliding gate is not operating properly especially in the colder winter months. It is less than 20 feet wide which does not comply with the fire code. This project recommends the gates be upgraded to a motorized track system that can handle the freezing winter temperatures and meets the requirements of the fire code. The gates will be required to meet UL Standard 325, per NRS 405.270 and section 503.2.1 of the 2006 International Fire Code.

Project Index #: 9825SIT5
Construction Cost \$2,000

WEED ABATEMENT

The site has areas that are covered with weeds especially in the rear storage area. This project would provide for the removal and disposal of the weeds on the site and treatment of the area with an herbicide to prevent future weed growth.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$6,500
Priority Class 2:	\$177,000
Priority Class 3:	\$0
Grand Total:	\$183,500

**ELY WILDLIFE FIELD OFFICE
BUILDING REPORT**

The Field Office is a wood framed structure with a composition roofing system on a concrete foundation. It has a reception area, offices, storage closets and restrooms which are mostly ADA compliant. The facility has a residential style split HVAC system with 2 propane fired FAU's and 2 exterior grade mounted AC units. There are smoke detectors throughout but the building is lacking a fire alarm and sprinkler system. The facility is well maintained.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$21,820**
Currently Critical **Immediate to Two Years**

ADA ACCESSIBLE COUNTER

Project Index #: 2127ADA2
Construction Cost \$1,000

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The front office has a service counter for the public to approach which does not meet current codes. Section 7.2 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that the counter must have a portion which is at least 36" in length with a maximum height of 36" above the finish floor. This project will provide an accessible counter space in accordance with this requirement. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

ADA SIGNAGE

Project Index #: 2127ADA1
Construction Cost \$600

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. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

EXIT SIGN AND EGRESS LIGHTING UPGRADE

Project Index #: 2127SFT4
Construction Cost \$1,000

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.

FIRE ALARM SYSTEM INSTALLATION

Project Index #: 2127SFT2
Construction Cost \$6,880

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2006 Section 7 and the 2006 International Fire Code.

FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 2127SFT3
Construction Cost \$12,040

The building is a B occupancy per the 2006 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

GFCI DUPLEX OUTLET REPLACEMENT

**Project Index #: 2127SFT1
Construction Cost \$300**

One of the GFCI outlets in the restroom is damaged. The test and reset buttons did not work at the time of the survey which poses a safety hazard. This project would provide for the purchase and installation of a GFCI duplex outlet for the restroom.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$49,580

Necessary - Not Yet Critical Two to Four Years

EXTERIOR FINISHES

**Project Index #: 2127EXT2
Construction Cost \$8,600**

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 cleaning and repairing the vinyl siding and caulking of the windows, painting, flashing, fixtures and all other penetrations. It is recommended that the building be cleaned, repaired and caulked in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

EXTERIOR LANDING INSTALLATION

**Project Index #: 2127SFT6
Construction Cost \$1,500**

There is an exterior stairway at the rear of the building which does not have a landing. This does not comply with 2006 IBC Section 1008.1 which describes the requirements for landings including that the width of the landing shall not be less than the width of the stairway. This project addresses installing a landing designed to current code.

EXTERIOR SIDING REPLACEMENT

**Project Index #: 2127EXT1
Construction Cost \$25,800**

This building has vinyl siding which is damaged and reaching the end of its useful life and should be scheduled for replacement. Some of the vinyl pieces are missing and others are cracked and warped. The siding is out of warranty and has been discontinued by the manufacturer. New siding will be required in the future to maintain the building in good weather tight condition. This project recommends removing the vinyl siding and replacing it with T1-11 panels finished with an oil-based stain or paint. Removal and disposal of the vinyl siding is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 06/03/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

INTERIOR FINISHES

**Project Index #: 2127INT1
Construction Cost \$8,600**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 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 prepped. An epoxy-based paint should be utilized in wet areas for durability.

LIGHTING UPGRADE

**Project Index #: 2127ENR1
Construction Cost \$2,580**

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. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

WATER HEATER REPLACEMENT

**Project Index #: 2127PLM1
Construction Cost \$2,500**

There is a 10 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new on-demand electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 1,720
Year Constructed: 2000
Exterior Finish 1: 100 % Vinyl Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$21,820	Project Construction Cost per Square Foot:	\$41.51
Priority Class 2:	\$49,580	Total Facility Replacement Construction Cost:	\$258,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$71,400	FCNI:	28%

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 Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Division
Facilities Condition Analysis

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Ely Wildlife Field Office Site - Site #9825
Description: AC Paving in need of crack filling and seal coat.



Ely Wildlife Field Office Site - Site #9825
Description: View of equipment yard looking west.



Ely Wildlife Field Office Site - Site #9825
Description: ADA parking area in need of striping.



Ely Wildlife Field Office - Building #2127
Description: East elevation, note landing missing at stairs.



Ely Wildlife Field Office - Building #2127
Description: Typical interior office.



Ely Wildlife Field Office - Building #2127
Description: ADA restroom, note flush handle on wrong side.