

State of Nevada Department of Conservation & Natural Resources  
Wildlife Division/Ely Field Office  
Facility Condition Analysis

# ***ELY FIELD OFFICE***

BUILDING NUMBER: 2127

FACILITY CONDITION ANALYSIS



Report Printed in 2003

State of Nevada Department of Conservation & Natural Resources  
Wildlife Division/Ely Field Office  
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: 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 Ely	1720	2000	6/3/2002	\$0	\$23,000	\$9,000	\$32,000	\$172,000	19%
9825	ELY WILDLIFE FIELD OFFICE SITE Ely		0	3/21/2008	\$0	\$0	\$0			0%
<b>Report Totals.....:</b>		<b>1,720</b>			<b>\$0</b>	<b>\$23,000</b>	<b>\$9,000</b>	<b>\$32,000</b>	<b>\$172,000</b>	<b>19%</b>

SPWB Facility Condition Analysis

Table of Contents

<b>Building Name</b>	<b>Index #</b>	
<b>ELY WILDLIFE FIELD OFFICE SITE</b>	<b>9825</b>	No Current Projects
<b>ELY WILDLIFE FIELD OFFICE</b>	<b>2127</b>	

**ELY WILDLIFE FIELD OFFICE  
BUILDING REPORT**

This building houses the area Wildlife offices.

There is no separate site report.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$23,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**INSTALL NEW SIDING** **Project Index #: 2127EXT1**  
**Construction Cost \$18,000**

This building has vinyl siding, which has cracked and warped in a number of locations. The siding is out of warranty, and has been discontinued by the manufacturer. New siding will be required to maintain the building in usable condition. This project recommends the installation of new vinyl siding or textured wood siding, primed and painted, to make the building weather tight.

If vinyl is to be reinstalled, it is important to specify a type which is appropriate for the temperature and weather conditions in Ely.

**RESEAL ASPHALT PARKING** **Project Index #: 2127SIT1**  
**Construction Cost \$5,000**

The site paving is in good condition. It is recommended the parking area and driveway be resealed and re-stripped to extend the life of the asphalt.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$9,000**  
**Long-Term Needs** **Four to Ten Years**

**LONG-TERM NEEDS** **Project Index #: 2127LGT1**  
**Construction Cost \$9,000**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

This project also accounts for possible system replacements like flooring, HVAC, and failed plumbing valves.

**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:  
IBC Construction Type: V-N  
Percent Fire Supressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$18.60
Priority Class 2:	\$23,000	Total Facility Replacement Construction Cost:	\$172,000
Priority Class 3:	\$9,000	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$32,000	FCNI:	19%

**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).

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). No CIPs were pending or proposed at the time this report was written.

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  
Facilities Condition Analysis

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Wildlife Division/Ely Field Office - Building #2127  
Description: The exterior of the building.



Wildlife Division/Ely Field Office - Building #2127  
Description: ADA Parking.



Wildlife Division/Ely Field Office - Building #2127

Description: A typical office.



Wildlife Division/Ely Field Office - Building #2127

Description: A storage area.