

State of Nevada
Department of the Military
Nevada National Guard
Ely Armory
Facility Condition Analysis

ELY ARMORY

545 Mill Street
Ely, Nevada 89301

Site Number: 9841

**STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS**



Report Printed in October 2011

State of Nevada
Department of the Military
Nevada National Guard
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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: 9841

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
0676	ELY ARMORY 545 Mill Street	9877	1959	8/24/2011	\$1,800	\$35,875	\$79,016	\$116,691	\$2,716,175	4%
9841	ELY ARMORY SITE 545 Mill Street		0	8/24/2011	\$1,500	\$7,500	\$0	\$9,000		0%
Report Totals.....:		9,877			\$3,300	\$43,375	\$79,016	\$125,691	\$2,716,175	5%

SPWD Facility Condition Analysis

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ELY ARMORY SITE

SPWD Facility Condition Analysis - 9841

Survey Date: 8/24/2011

**ELY ARMORY SITE
BUILDING REPORT**

The Ely Armory site is located on Mill Street in a residential area of Ely. It is a relatively small site with a paved access driveway along the west side of the building leading to the paved yard. The site is fenced, but is lacking striped parking spaces for employees and the public including ADA accessible parking. The south side of the building has an ADA ramp into the facility but street parking is limited and the slope would preclude an ADA designated parking space. The site is well maintained and the paving was installed under CIP 01-C12(E).

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$1,500**
Currently Critical **Immediate to Two Years**

ADA PARKING

**Project Index #: 9841ADA1
Construction Cost \$1,500**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. This project provides for a van accessible space and an adjacent loading zone in the existing rear parking lot. The accessible route of travel and public entrance to the Armory will be from a designated rear door. Project includes parking stops, signage, and striping. This project should be done in conjunction with the slurry sealing and any other projected related to the parking area and accessibility. This project or a portion thereof was previously recommended in the FCA report dated 08/16/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$7,500**
Necessary - Not Yet Critical **Two to Four Years**

SEAL & STRIPE PARKING LOT

**Project Index #: 9841SIT2
Construction Cost \$7,500**

The existing paved area around the building is in good condition. This project would provide for striping some designated parking spaces which should be done within the next year and sealing the new AC paving in the next 5 years. The striping should be coordinated with the ADA parking/striping project. This project or a portion thereof was previously recommended in the FCA report dated 08/16/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,500
Priority Class 2:	\$7,500
Priority Class 3:	\$0
Grand Total:	\$9,000

ELY ARMORY

SPWD Facility Condition Analysis - 0676

Survey Date: 8/24/2011

ELY ARMORY BUILDING REPORT

The Ely Nevada National Guard Armory Building is a concrete masonry unit constructed structure with a single-ply roofing system. The building contains support offices, restrooms, and a large gymnasium area for physical activities. The facility has undergone a complete remodel including new ADA restrooms, HVAC system, kitchen, paint, and fire sprinkler and alarm systems. The building is well maintained.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$1,800**
Currently Critical **Immediate to Two Years**

ADA SIGNAGE

Project Index #: 0676ADA1
Construction Cost \$1,800

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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$35,875**
Necessary - Not Yet Critical **Two to Four Years**

FLOOR COVERING REPLACEMENT

Project Index #: 0676PLM1
Construction Cost \$35,875

The floor coverings in this building are in generally poor condition and have reached the end of their serviceable life. At the present time, most of the floor surfaces are 12"x12" vinyl floor tile with only a minimal area of concrete. The majority of the tiles are separating, cracked and loose. This project would provide for the removal, disposal and installation of new 12"x12" vinyl tile in the office areas, corridor and conference rooms. The vinyl floor tiles have been determined to contain asbestos containing material (ACM) and a figure of \$4.25/SF @3,500 SF for abatement is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 08/16/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$79,016**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 0676EXT2
Construction Cost \$49,385

The exterior finish is the building's first defense against weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building.

This project includes items to protect the exterior building envelope other than the roof. This can include re-pointing of mortar joints in areas where necessary or damaged and sealing the building exterior. This sealing can include scraping the paint, applying primer and painting all of the CMU walls and window frames, or reapplying any other type of a building exterior treatment.

This project also includes repairing or replacing any flashing, fixtures, and other penetrations or transitions to maintain the building in a good, weather tight condition. This project should occur on a cyclical basis.

This project or a portion thereof was previously recommended in the FCA report dated 08/16/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

Project Index #: 0676INT3
Construction Cost \$29,631

INTERIOR FINISHES

The interior finishes are in good condition. It is recommended that the interior walls be painted at least once in the next four-five years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 08/16/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2011.

BUILDING INFORMATION:

Gross Area (square feet): 9,877
Year Constructed: 1959
Exterior Finish 1: 100 % Painted CMU
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 60 % A-3
IBC Occupancy Type 2: 40 % B
Construction Type: Concrete Masonry & Wood Framed
IBC Construction Type: II-A
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,800	Project Construction Cost per Square Foot:	\$11.81
Priority Class 2:	\$35,875	Total Facility Replacement Construction Cost:	\$2,716,000
Priority Class 3:	\$79,016	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$116,691	FCNI:	4%

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



Ely Armory Site - Site #9841
Description: AC paving on north side of the building.



Ely Armory - Building #0676
Description: ADA accessible ramp into building.



Ely Armory - Building #0676
Description: View of the kitchen.



Ely Armory - Building #0676
Description: View of the gym / drill hall.



Ely Armory - Building #0676
Description: View of the restroom.



Ely Armory - Building #0676
Description: View of the roof and equipment.