

State of Nevada
Department of Administration
Buildings and Grounds / Purchasing Division

RENO PURCHASING WAREHOUSE

2250 Barnett Way
Reno, Nevada 89512

Site Number: 9845

STATE OF NEVADA PUBLIC WORKS DIVISION FACILITY CONDITION ANALYSIS



Report distributed in November 2021

State of Nevada
Department of Administration
Buildings and Grounds / Purchasing Division

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: 9845

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
0399	RENO PURCHASING WAREHOUSE 2250 Barnett Way Reno	58428	1960	1/12/2021	\$137,900	\$2,194,800	\$1,327,300	\$3,660,000	\$11,685,600	31%
3098	STORAGE BUILDING 2250 Barnett Way Reno	1250	2000	1/12/2021	\$0	\$32,400	\$750	\$33,150	\$125,000	27%
9845	RENO PURCHASING WAREHOUSE SITE 2250 Barnett Way Reno		0	1/12/2021	\$1,738,500	\$39,000	\$0	\$1,777,500		0%
Report Totals.....:		59,678			\$1,876,400	\$2,266,200	\$1,328,050	\$5,470,650	\$11,810,600	46%

Acronyms List

Acronym	Definition
<i>Building Codes, Laws, Regulations and Guidelines</i>	
AHJ	Authority Having Jurisdiction
AWWA	American Water Works Association
HVAC	Heating, Ventilating & Air Conditioning
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 throughout the Facility Condition Analysis report.

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RENO PURCHASING WAREHOUSE	0399

RENO PURCHASING WAREHOUSE SITE

SPWD Facility Condition Analysis - 9845

Survey Date: 1/12/2021

RENO PURCHASING WAREHOUSE SITE**BUILDING REPORT**

The Purchasing Warehouse site is located due west of the Reno DMV in a large State owned complex consisting primarily of NDOT facilities. This site is fully fenced and covered in AC paving to allow large delivery trucks to maneuver and load / unload trailer contents. There is a dedicated area for employees to park including ADA accessible spaces and route of travel into office area of the building. The AC paving is in need of replacement in most areas due to heavy use and lack of preventative maintenance in the past. Overall, the site is in fair condition except for the AC paving, which is in poor condition.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$1,738,500****Currently Critical****Immediate to Two Years****ADA PARKING UPGRADE****Project Index #: 9845ADA1****Construction Cost \$11,500**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The existing ADA parking space does not entirely meet the requirements of the code. This project provides funding to bring the existing ADA parking space up to code including removal of the asphalt and replacement with P.C. concrete, updated signage, re-striping, re-grading and any other necessary upgrades. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/12/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

ADA SIGNAGE**Project Index #: 9845ADA2****Construction Cost \$2,000**

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. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/12/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

ASPHALT PAVING REPLACEMENT**Project Index #: 9845SIT2****Construction Cost \$1,725,000**

The asphalt around the building has failed, with significant alligating, settling, cracks and complete erosion. This project covers the removal and replacement of the existing asphalt for parking and site access. Striping for safety, parking and loading zones is included in this estimate. 120,000 square feet was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/12/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$39,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9845SIT4****MOTORIZED GATE INSTALLATION****Construction Cost \$39,000**

The site has a perimeter fence that has vehicle access gates off Galletti and Barnett. They are mechanically operated and have been problematic. The gates are difficult to open and close. This project recommends the gates be upgraded to a motorized track system that can handle heavy equipment traffic. The gates will be required to meet UL Standard 325, per NRS 405.270.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2003 and 04/12/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,738,500
Priority Class 2:	\$39,000
Priority Class 3:	\$0
Grand Total:	\$1,777,500

STORAGE BUILDING

SPWD Facility Condition Analysis - 3098

Survey Date: 1/12/2021

STORAGE BUILDING BUILDING REPORT

The Storage Building is an uninsulated engineered steel structure on a concrete foundation. It is located in the northwest portion of the site. The building is in good shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$32,400****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3098ELE1****EXTERIOR WALL PACK LIGHTING UPGRADE****Construction Cost \$3,000**

The building mounted wall pack lights appear to be original to the building. These fixtures have High Intensity Discharge (HID) lamps and are less efficient. This project would provide for the replacement of the existing wall pack fixtures with LED wall packs using the existing wiring.

Project Index #: 3098ELE2**LIGHTING UPGRADE****Construction Cost \$4,400**

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. Electrical wiring upgrades are not included in this estimate.

Project Index #: 3098EXT2**OVERHEAD DOOR REPLACEMENT****Construction Cost \$25,000**

There are two 10'x14' overhead coiling doors which are damaged and do not function properly. It is original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling door and replacement with a motorized door.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$750****Long-Term Needs****Four to Ten Years****Project Index #: 3098EXT1****EXTERIOR FINISHES****Construction Cost \$750**

The exterior finishes were in good condition. 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 the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 7 -9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 1,250	IBC Occupancy Type 1: 100 % S-1
Year Constructed: 2000	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered steel structure
Exterior Finish 2: 0 %	IBC Construction Type: I-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$26.52
Priority Class 2:	\$32,400	Total Facility Replacement Construction Cost:	\$125,000
Priority Class 3:	\$750	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$33,150	FCNI:	27%

RENO PURCHASING WAREHOUSE

SPWD Facility Condition Analysis - 0399

Survey Date: 1/12/2021

**RENO PURCHASING WAREHOUSE
BUILDING REPORT**

The Reno Purchasing Warehouse is a tilt-up concrete and steel framed structure with a single ply roofing system on a concrete foundation. The roofing was replaced in 2005 with a warranty that expired in 2020. The facility has a large open space that can be partitioned off for different state agencies to store items they use in their operations. There is a small office area with spaces for personnel and Men's and Women's restrooms which are not ADA compliant. There is a large loading dock, several overhead coiling doors, large walk-in coolers and freezers, and an area dedicated for Buildings and Grounds offices for Reno operations. The HVAC system consists of many components including electric baseboard heat in the offices, two roof mounted AC units for the offices and ceiling mounted gas fired heating units in the large open warehouse area. There is also an in-floor hydronic heating system installed under the new coolers. The structure has recently been seismically retrofitted, and has a fire alarm and sprinkler system.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$137,900****Currently Critical****Immediate to Two Years****"NO STORAGE" SIGNAGE****Project Index #: 0399STR3****Construction Cost \$500**

The hard lid over the B&G office was previously been used for storage. A sign is still posted with the load rating, however, the space is no longer used for storage due to lack of structural evaluation. This project will provide for the removal of the existing load rating signage and installation of new signage signifying "No Storage" on the perimeter of the hard lid.

3" BACKFLOW PREVENTION**Project Index #: 0399ENV2****Construction Cost \$26,000**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of a 3" double check valve or reduced pressure principle backflow preventer for the automatic fire suppression system. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2003 and 04/12/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

4" BACKFLOW PREVENTION**Project Index #: 0399ENV1****Construction Cost \$32,500**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of a 4" double check valve or reduced pressure principle backflow preventer for the main domestic water line. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2003 and 04/12/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

ADA RESTROOM UPGRADE

Project Index #: 0399ADA4

Construction Cost \$39,000

The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms into ADA compliant restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/12/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

ADA SIGNAGE

Project Index #: 0399ADA5

Construction Cost \$2,000

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 - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

ARC FLASH and ELECTRICAL COORDINATION STUDY

Project Index #: 0399ELE3

Construction Cost \$20,000

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

EXTERIOR OUTLET REPLACEMENT

Project Index #: 0399ELE2

Construction Cost \$400

There is an electrical outlet on the exterior of the building that does not meet code. This outlet should be changed to a GFCI type outlet per the 2005 NEC. This project would provide for the purchase and installation of one GFCI duplex outlet with a weatherproof cover.

This project or a portion thereof was previously recommended in the FCA report dated 04/12/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

HVAC UPGRADES, B&G SHOP

Project Index #: 0399HVA2

Construction Cost \$15,000

The B&G shop is located at the north west corner of the building. An office was built in this area that has no ventilation as required by Section 1203 of the 2006 International Building Code. This project would provide for the purchase and installation of a wall mounted heat pump to provide cooling, heating and ventilation in the office area of the shop including all required connections to existing utilities.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2003 and 04/12/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

INTERIOR LANDING INSTALLATION

Project Index #: 0399INT4

Construction Cost \$2,500

There is an out-swinging interior door at the B&G bathroom, which swings out over a step that does not have a landing. This does not comply with 2018 IBC Section 1008.1, which requires a proper landing and for the landing to not be more than 1/2" below the threshold. This project would provide for the installation of compliant landings and accessible ramp.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,194,800****Necessary - Not Yet Critical****Two to Four Years****DRIVE-IN FREEZER REPLACEMENT****Project Index #: 0399INT5****Construction Cost \$1,745,500**

The existing 3,800 square foot drive-in freezer is more than 40 years old and has reached the end of its useful life. Reliable frozen food storage is a vital piece in the supply chain for providing food to citizens in need. The scope of this project is to remove and replace the existing freezer unit with a new drive-in freezer unit.

EXTERIOR FINISHES**Project Index #: 0399EXT3****Construction Cost \$360,000**

The exterior finishes were in fair condition. 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 scraping, 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 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

OVERHEAD DOOR REPLACEMENTS**Project Index #: 0399EXT2****Construction Cost \$62,800**

There are six overhead coiling doors throughout the facility in various stages of disrepair. Three of the doors are damaged and do not function properly. Exposure, wind and general wear and tear have caused the doors to bend, crack and lose their finish. They are original to the building and should be scheduled for replacement. The other three doors are in need of new weather seals to minimize air and debris infiltration. This project would provide for the removal and disposal of the doors and installing new weather seals.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/12/2011.

RESTROOM REMODEL - B&G SHOP**Project Index #: 0399INT3****Construction Cost \$13,000**

The restroom in the B&G Shop is in overall poor condition and does not meet code for safety. The finishes, fixtures, cabinets, toilet, shower and exhaust fan are showing signs of wear and deterioration. Section 1008.1 of the 2018 International Building Code describes the requirements for landings at doors. There is no proper landing at the door. This project would provide for a complete remodel of the restroom and installation of a compliant landing. The removal and disposal of the existing fixtures and finishes is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/12/2011.

WATER HEATER REPLACEMENT**Project Index #: 0399PLM1****Construction Cost \$3,000**

There are two (15 and 30 gallon) electric water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2 - 3 years. It is recommended that new electric water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

WINDOW REPLACEMENT**Project Index #: 0399ENR2****Construction Cost \$10,500**

The windows are original, single 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 7 units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,327,300****Long-Term Needs****Four to Ten Years****Project Index #: 0399HVA3****Construction Cost \$150,000****BOILER REPLACEMENT**

The hot water boiler servicing the building was installed almost 30 years ago and should be scheduled for replacement. The life expectancy of this unit is 20 to 25 years with proper maintenance and water treatment programs. Replacement parts for performing routine and emergency maintenance are hard to find for this older equipment. The controls and mixing valves should be replaced for the same reasons. There are currently several areas of the building which have stand alone electric heaters. It is recommended to remove those units and replace them with fan coil units serviced by the boiler. This project would provide for the removal and disposal of the existing boiler, controls and mixing valves and replacement with new equipment including all required connections to utilities and equipment. The estimate is based on a 1,700 MBH maximum output hot water boiler, associated equipment and new equipment to replace the electric heaters. The existing chemical water treatment system will need to be tested and adjusted once equipment is operational. \$2,000 is included in this estimate for testing of the chemical water treatment system.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2003 and 04/12/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

Project Index #: 0399INT1**Construction Cost \$21,000****INTERIOR FINISHES**

The interior finishes were in fair condition. It is recommended that the interior walls and ceilings in the offices and the B&G shop be painted at least once in the next 4 - 6 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.

Project Index #: 0399EXT5**Construction Cost \$1,156,300****ROOF REPLACEMENT**

The roof on this building was in fair condition at the time of the survey, however the warranty expired in 2020. The statewide roofing program has set the useful life of an average roof at 20 years. 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. The current roofing system was installed in 2005. It is recommended that this building be re-roofed in the next 6 - 10 years to be consistent with the roofing program and the end of the warranty period.

BUILDING INFORMATION:

Gross Area (square feet): 58,428	IBC Occupancy Type 1: 90 % S-1
Year Constructed: 1960	IBC Occupancy Type 2: 10 % B
Exterior Finish 1: 100 % Painted Concrete	Construction Type: Tilt-up concrete
Exterior Finish 2: %	IBC Construction Type: III-A
Number of Levels (Floors): 1	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$137,900	Project Construction Cost per Square Foot: \$62.64
Priority Class 2: \$2,194,800	Total Facility Replacement Construction Cost: \$11,686,000
Priority Class 3: \$1,327,300	Facility Replacement Cost per Square Foot: \$200
Grand Total: \$3,660,000	FCNI: 31%

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
Facilities Condition Analysis

515 E. Musser Street, Suite 102
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(775) 684-4142 facsimile



Reno Purchasing Warehouse Site - Site #9845
Description: View of Site Paving and West Side of Warehouse.



Reno Purchasing Warehouse Site - Site #9845
Description: Damaged AC Paving Replacement Needed.



Storage Building - Building #3098
Description: Exterior of the Building.



Storage Building - Building #3098
Description: Lighting Upgrade Recommended.



Storage Building - Building #3098
Description: Overhead Coiling Door Replacement Recommended.



Reno Purchasing Warehouse - Building #0399
Description: View of Refurbished Loading Dock.



Reno Purchasing Warehouse - Building #0399
Description: B&G Office Hard Lid “No Storage” Signage Needed.



Reno Purchasing Warehouse - Building #0399
Description: View of Non-ADA Compliant Restroom - Toilet too far from wall.



Reno Purchasing Warehouse - Building #0399
Description: B&G Office Restroom Landing Needed.



Reno Purchasing Warehouse - Building #0399
Description: Damaged Overhead Coiling Doors Replacement Needed.



Reno Purchasing Warehouse - Building #0399
Description: Arc Flash Study / Labeling Needed.



Reno Purchasing Warehouse - Building #0399
Description: Boiler Replacement Planning Recommended.