

State of Nevada
Administration Department
Reno Motor Pool
Facility Condition Analysis

STATE MOTOR POOL

Reno, NV

BUILDING NUMBER: 2483

FACILITY CONDITION ANALYSIS



Report Printed in 2004

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Administration Department
Reno Motor Pool
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: 9846

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
9846	RENO MOTOR POOL SITE 2550 Terminal Way Reno		0	10/4/2007	\$0	\$0	\$0			0%
2483	RENO MOTOR POOL 2550 Terminal Way Reno	2155	1990	10/19/2004	\$16,000	\$42,060	\$4,075	\$62,135		0%
Report Totals.....:		2,155			\$16,000	\$42,060	\$4,075	\$62,135		

SPWB Facility Condition Analysis

Table of Contents

Building Name	Index #	
RENO MOTOR POOL SITE	9846	No Current Projects
RENO MOTOR POOL	2483	

RENO MOTOR POOL

SPWB Facility Condition Analysis - 2483

Survey Date: 10/19/2004

**RENO MOTOR POOL
BUILDING REPORT**

The facility is located just west of the Reno/Tahoe Airport and just south of the Plumb Lane airport entrance. The facility is a CMU building with two garage bays and a wash bay. The site offers gasoline, compressed natural gas, and ethanol fuels for vehicles. The building has an accessible unisex restroom used by the staff and the public. A locker/shower room for the staff is currently used for uniform storage only.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$16,000**
Currently Critical **Immediate to Two Years**

INSTALL BACKFLOW PREVENTOR COVER

Project Index #: 2483PLM1
Construction Cost \$7,500

The landscape irrigation system backflow preventer has recently been replaced due to freezing. This project would install an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

INSTALL FIRE ALARM CONTROL

Project Index #: 2483SEC1
Construction Cost \$8,500

The building currently has only an exterior bell for fire notification. Due to the remote location, there is concern that in the event of a fire, no one will hear the bell. This project would install a fire alarm panel with dial-up notification to the local responder.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$42,060**
Necessary - Not Yet Critical **Two to Four Years**

INSTALL ROOF ACCESS

Project Index #: 2483EXT2
Construction Cost \$4,500

At the time of the survey, there was no built-in roof access. This project would install a roof access hatch and ladder at the same time the roof is replaced.

REPLACE ROOF

Project Index #: 2483EXT1
Construction Cost \$28,810

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 15 years. The roof warranty expires at the end of the same time frame. It is recommended that this building be re-roofed within the next two to four years to be consistent with the roofing program and the end of the warranty period.

TREATMENT OF EXTERIOR FINISHES

Project Index #: 2483EXT3
Construction Cost \$8,750

At the time of the survey, the exterior block was beginning to deteriorate due to frost damage. It is important to maintain the finish, weather resistance and appearance of the building. This project includes items to protect the exterior building envelope other than the roof, including painting, staining, or other applied finishes, and sealant and gaskets in and around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$4,075**
Long-Term Needs **Four to Ten Years**

REPLACE VINYL FLOORING

Project Index #: 2483INT1
Construction Cost \$1,575

The flooring finishes in this building are reaching the end of their useful life. It is recommended that the flooring and cove base in the building be replaced. This project includes minor repair of sub floor or surface preparation prior to installing new floor materials.

Project Index #: 2483HVA1
Construction Cost \$2,500

SYSTEM TUNE-UP

The HVAC system shows evidence of considerable dirt in the ductwork and it is reported that the thermostat is out of calibration. This project would generally clean-up the system, tighten the spaces around the furnace filters, and recalibrate or replace the thermostat.

BUILDING INFORMATION:

Gross Area (square feet): 2,155
Year Constructed: 1990
Exterior Finish 1: 85 # Masonry
Exterior Finish 2: 15 # Painted Stucco / EIF
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 0 #
IBC Occupancy Type 2: 0 #
Construction Type:
IBC Construction Type:
Percent Fire Supressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$16,000	Project Construction Cost per Square Foot:	\$28.83
Priority Class 2:	\$42,060	Total Facility Replacement Construction Cost:	#Error
Priority Class 3:	\$4,075	Facility Replacement Cost per Square Foot:	
Grand Total:	\$62,135	FCNI:	#Error

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).

CIP 05-S05 will seal and repair the asphalt paving.

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

515 E. Musser Street, Suite 102
Carson City, Nevada 89701-4263

(775) 684-4141 voice
(775) 684-4142 facsimile



Reno Motor Pool Index No. 2483

Description: Building and compressor station gas services require seismic gas shutoff valves.



Reno Motor Pool Index No. 2483
Description: Looking West.



Reno Motor Pool Index No. 2483
Description: Ethanol fueling station.



Reno Motor Pool Index No. 2483

Description: Remote compressed natural gas fueling station.



Reno Motor Pool Index No. 2483

Description: Landscape irrigation backflow preventer needs an insulated cover.

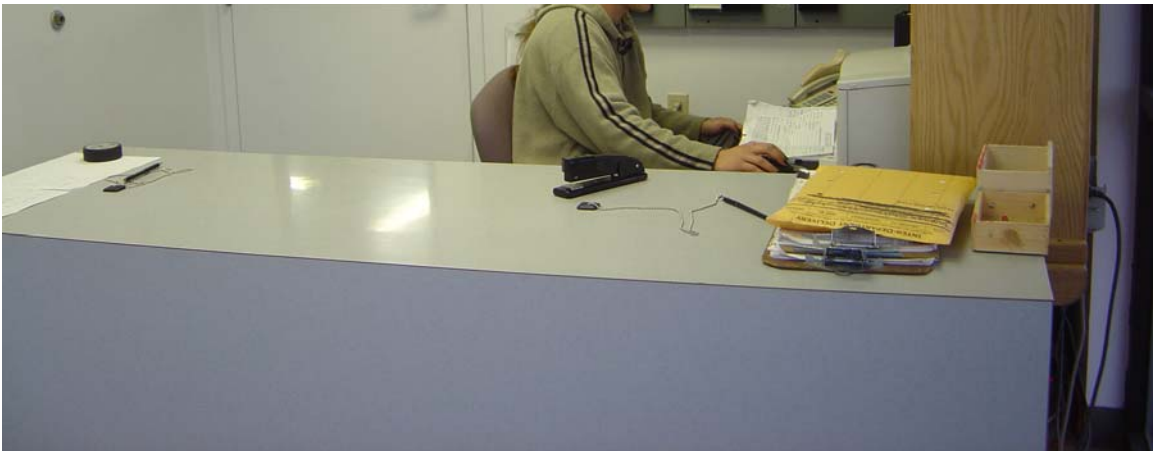


Reno Motor Pool Index No. 2483

Description: Compressor room, battery storage, and wash bay soap storage.



Reno Motor Pool Index No. 2483
Description: Service bay and tire storage.



Reno Motor Pool Index No. 2483
Description: Office and customer counter.



Reno Motor Pool Index No. 2483
Description: Fueling canopy roof drain.