

State of Nevada
Employment, Training and Rehabilitation
Facility Condition Analysis

WASHOE CASUAL LABOR OFFICE

420 Galletti Way
Reno, Nevada 89431

Site Number: 9847
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in February, 2018

State of Nevada
Employment, Training and Rehabilitation
Facility Condition Analysis

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 the 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: 9847

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
1473	WASHOE CASUAL LABOR OFFICE 420 Galletti Way Sparks	2400	1985	10/26/2016	\$35,200	\$76,100	\$34,500	\$145,800	\$840,000	17%
9847	WASHOE CASUAL LABOR OFFICE SITE 420 Galletti Way Sparks		0	10/26/2016	\$30,000	\$12,000	\$0	\$42,000		0%
Report Totals.....:		2,400			\$65,200	\$88,100	\$34,500	\$187,800	\$840,000	22%

Acronyms List

Acronym	Definition
<i>Building Codes, Laws, Regulations and Guidelines</i>	
AWWA	American Water Works Association
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 in the construction industry. Some or all of these acronyms are used throughout the report.

SPWD Facility Condition Analysis

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WASHOE CASUAL LABOR OFFICE	1473

WASHOE CASUAL LABOR OFFICE SITE

SPWD Facility Condition Analysis - 9847

Survey Date: 10/26/2016

**WASHOE CASUAL LABOR OFFICE SITE
BUILDING REPORT**

The Washoe Casual Labor Office is located at 420 Galletti Way in Sparks Nevada. The site contains 1 structure that provides comprehensive employment and training services to Nevada businesses and workers. There are 3 ADA and over 40 asphalt parking spaces for the general public. The site is surrounded by a chain link fence with barbed wire and has two gates with security lighting.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$30,000**
Currently Critical **Immediate to Two Years**

ADA ACCESSIBLE PATH OF TRAVEL **Project Index #: 9847ADA1**
Construction Cost \$30,000

The ADA provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the office are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the existing sidewalk. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project. 750 square feet of concrete was used for this estimate. It is recommended that this project coincide with the paving project.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$12,000**
Necessary - Not Yet Critical **Two to Four Years**

SITE DRAINAGE UPGRADES **Project Index #: 9847SIT1**
Construction Cost \$12,000

The grade does not slope away effectively from the buildings. Water has pooled against the foundation. In the winter months, as the water freezes against the foundation, over time, this can cause damage to the foundation. It is recommended per IBC 1804.3 Site Grading the ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. This project would create a 5% slope away from the buildings. Additional drainage swales shall be installed, as needed. It is recommended that the grading be completed within 2-3 years.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$30,000
Priority Class 2:	\$12,000
Priority Class 3:	\$0
Grand Total:	\$42,000

WASHOE CASUAL LABOR OFFICE

SPWD Facility Condition Analysis - 1473

Survey Date: 10/26/2016

**WASHOE CASUAL LABOR OFFICE
BUILDING REPORT**

The Washoe Casual Labor Office is a CMU structure with a slab-on-grade foundation and has an asphalt composition shingle roofing system. The office has two separate areas; one is an office area and the other is an area for individuals waiting to be assigned work. It has one set of restrooms for employees and one set of restrooms for the general public. The building is heated and cooled by two HVAC split systems.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$35,200**
Currently Critical **Immediate to Two Years**

ADA RESTROOM UPGRADE

Project Index #: 1473ADA4
Construction Cost \$30,000

The building does not have fully accessible restrooms and do not meet the ADA requirements. A retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms per ADA regulations. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

EGRESS LIGHTING UPGRADE

Project Index #: 1473SFT3
Construction Cost \$1,200

The emergency egress lighting is insufficient. This project would provide for the purchase and installation of emergency egress lighting to provide illumination along the egress route. IBC 2012 Chapter 10 was referenced for this project.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 1473SFT2
Construction Cost \$4,000

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$76,100

Necessary - Not Yet Critical **Two to Four Years**

EXHAUST FAN REPLACEMENT

Project Index #: 1473HVA1
Construction Cost \$10,000

The exhaust fans in the restrooms were inoperative and/or damaged at the time of the survey. Due to building code requirements and excessive humidity concerns, this project would provide funding for the purchase and installation of high volume commercial exhaust fans.

EXTERIOR LIGHTING REPLACEMENT

Project Index #: 1473ENR3
Construction Cost \$18,000

The building has perimeter lighting on the exterior of the building, but the light fixtures are old and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures, using existing wiring.

INTERIOR FINISHES

Project Index #: 1473INT1
Construction Cost \$24,000

It is recommended to paint the interior walls and ceilings 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.

JANITORS CLOSET REPAIRS

Project Index #: 1473INT2
Construction Cost \$1,400

The mop sink in the Janitors Closet is mounted adjacent to gypsum board and is showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.

LIGHTING UPGRADE

Project Index #: 1473ENR2
Construction Cost \$19,200

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. Any electrical wiring upgrades are not included in this estimate.

WATER HEATER REPLACEMENT

Project Index #: 1473PLM1
Construction Cost \$3,500

There are two natural gas fired water heaters in the building. One is a 50 gallon and the other is a 40 gallon water heater. 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 the new natural gas fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$34,500

Long-Term Needs

Four to Ten Years

EXTERIOR FINISHES

Project Index #: 1473EXT2
Construction Cost \$24,000

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 painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

WINDOW REPLACEMENT

Project Index #: 1473EXT3
Construction Cost \$10,500

The windows are original, double 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.

BUILDING INFORMATION:

Gross Area (square feet): 2,400
Year Constructed: 1985
Exterior Finish 1: 100 % Painted CMU
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 Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$35,200	Project Construction Cost per Square Foot:	\$60.75
Priority Class 2:	\$76,100	Total Facility Replacement Construction Cost:	\$840,000
Priority Class 3:	\$34,500	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$145,800	FCNI:	17%

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



Washoe Casual Labor Office – Site #9847
Description: ADA accessible path of travel needed.



Washoe Casual Labor Office – Building #1473
Description: Seismic gas shut-off valve installation needed.



Washoe Casual Labor Office - Building #1473
Description: Exterior finishes.



Washoe Casual Labor Office - Building #1473
Description: Exterior lighting replacement needed.



Washoe Casual Labor Office - Building #1473
Description: Water heater replacement needed.



Washoe Casual Labor Office - Building #1473
Description: Window replacement needed.