

State of Nevada  
Department of Tourism & Cultural Affairs  
Division of Museums & History  
Museum Administration Office  
Facility Condition Analysis

# MUSEUM ADMINISTRATION OFFICE

708 North Curry Street  
Carson City, Nevada 89701

**Site Number: 9850**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report Printed in February 2012

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Department of Tourism & Cultural Affairs  
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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 .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: 9850

## 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
2028	MUSEUM ADMINISTRATIVE OFFICE 708 N. Curry Street Carson City	1500	1910	12/15/2011	\$69,000	\$22,000	\$0	\$91,000	\$375,000	24%
9850	MUSEUM ADMINISTRATIVE SITE 708 N. Curry Street Carson City		1910	12/15/2011	\$2,000	\$0	\$15,000	\$17,000		0%
<b>Report Totals.....:</b>		<u>1,500</u>			<u>\$71,000</u>	<u>\$22,000</u>	<u>\$15,000</u>	<u>\$108,000</u>	<u>\$375,000</u>	<b>29%</b>

**SPWD Facility Condition Analysis**

**Table of Contents**

<b>Building Name</b>	<b>Index #</b>
MUSEUM ADMINISTRATIVE SITE	9850
MUSEUM ADMINISTRATIVE OFFICE	2028

**MUSEUM ADMINISTRATIVE SITE  
BUILDING REPORT**

The Museum Administration site is located on North Curry Street and the building is on a large shared parcel of land owned by the State. It is mostly paved parking with one designated ADA accessible parking space. Staff indicated that maintenance responsibility of the paving is not real clear and it is in need of some crack fill, sealing and striping. The site is serviced by city water and sewer services as well as natural gas and electricity. The ADA accessible route from the parking to the building is not compliant and part of the route is the sidewalk in front of the building to the ramp and stairs.

These items will be addressed in the report.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$2,000**  
**Currently Critical** **Immediate to Two Years**

**PIPE BOLLARD INSTALLATION**

**Project Index #: 9850SIT1**  
**Construction Cost \$2,000**

To the north of the building, there is a parking lot for the office building next door. There have been several incidents of vehicles colliding with the building and damaging the siding and possibly the structure. This area is in need of pipe bollards to protect the building. This project would provide funding for 4 eight inch diameter pipe bollards to be located near the north elevation of the building.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$15,000**  
**Long-Term Needs** **Four to Ten Years**

**SLURRY SEAL ASPHALT PAVING**

**Project Index #: 9850SIT2**  
**Construction Cost \$15,000**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving in the parking lot. Striping and signage including updated ADA parking requirements are included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 15,000 square feet of asphalt area was used to generate this estimate. The pavement maintenance is currently Carson City's responsibility even though the State owns the property. This project is for information only.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$2,000</b>
<b>Priority Class 2:</b>	<b>\$0</b>
<b>Priority Class 3:</b>	<b>\$15,000</b>
<b>Grand Total:</b>	<b>\$17,000</b>

**MUSEUM ADMINISTRATIVE OFFICE  
BUILDING REPORT**

The Museum Administration office is a historical wood framed structure on an older concrete foundation with a new asphalt composition roofing system. It contains the administration offices, a lobby reception area, and an ADA unisex restroom. There is a split HVAC system for heating and cooling and the building lacks a fire alarm and sprinkler system but does have smoke detectors located throughout. The historical building is well maintained.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$69,000**  
**Currently Critical** **Immediate to Two Years**

**ADA SIGNAGE**

**Project Index #: 2028ADA1**  
**Construction Cost \$1,000**

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 - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/12/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/15/2011.

**ELECTRICAL OUTLET COVERS**

**Project Index #: 2028SFT5**  
**Construction Cost \$500**

The existing floor mounted electrical outlets present a safety hazard. Steam cleaning or shampooing the carpet can introduce moisture into the outlet. Also, being face up, dirt, lint or other items can accumulate in the outlets causing a short or possible fire hazard. This project would provide for replacing the faceplates of the floor mounted outlets with new floor outlet box cover plates.

**EXIT SIGN AND EGRESS LIGHTING INSTALLATION**

**Project Index #: 2028SFT4**  
**Construction Cost \$1,500**

The building does not have any emergency lighting or exit signs. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.

**FIRE ALARM SYSTEM INSTALLATION**

**Project Index #: 2028SFT3**  
**Construction Cost \$6,000**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2006 Section 7 and the 2006 International Fire Code.

**FIRE EXTINGUISHER INSTALLATION**

**Project Index #: 2028SFT6**  
**Construction Cost \$500**

NAC 477.283.1(L) states that "Portable fire extinguishers must be installed in all group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies. No exceptions will apply.". There are no fire extinguishers in the building. This project would provide for the purchase and installation of two fire extinguishers according to NAC 477.405 and any other requirements of the Fire Marshall.

**FIRE SUPPRESSION SYSTEM INSTALLATION**

**Project Index #: 2028SFT2  
Construction Cost \$10,500**

The building is a B occupancy per the 2006 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION**

**Project Index #: 2028SFT7  
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.

**SEISMIC RETROFIT**

**Project Index #: 2028SFT1  
Construction Cost \$45,000**

This building is a historic wood framed structure on an old concrete foundation consisting of a perimeter stem wall and interior post and piers. The concrete in the stem wall and piers is crumbling and cracked and the wood framing is not properly anchored into the concrete foundation. Additional bracing is also required for the roof and wall framing to stabilize the structure in the event of an earthquake. It is recommended to design and construct a seismic retrofit on the structure to meet current life safety codes. The estimate is for the construction costs only.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$22,000**

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

**ATTIC INSULATION REPLACEMENT**

**Project Index #: 2028ENR3  
Construction Cost \$6,000**

The insulation in the attic is a cellulose blown-in type that is old and most likely does not provide an adequate insulation value. This project would provide for installing a new layer of insulation on top of the existing insulation to ensure at least an R-38 insulation value.

**EXTERIOR FINISHES**

**Project Index #: 2028EXT2  
Construction Cost \$7,500**

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 cleaning the metal siding and caulking of the siding, windows, flashing, fixtures and all other penetrations. It is recommended that the building be cleaned and caulked in the next 3-4 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES**

**Project Index #: 2028INT1  
Construction Cost \$7,500**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 3-4 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.

**WATER HEATER INSTALLATION**

**Project Index #: 2028PLM1  
Construction Cost \$1,000**

There is a 19 gallon propane-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 3-4 years. It is recommended that a new natural gas water heater be installed. Removal and disposal of the existing equipment is included in this estimate.



**BUILDING INFORMATION:**

Gross Area (square feet): 1,500  
Year Constructed: 1910  
Exterior Finish 1: 100 % Aluminum Siding  
Exterior Finish 2: %  
Number of Levels (Floors): 1 Basement? Yes  
IBC Occupancy Type 1: 100 % B  
IBC Occupancy Type 2: %  
Construction Type: Wood Framing  
IBC Construction Type: V-B  
Percent Fire Supressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$69,000	Project Construction Cost per Square Foot:	\$60.67
Priority Class 2:	\$22,000	Total Facility Replacement Construction Cost:	\$375,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$91,000	FCNI:	24%

**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  
Facilities Condition Analysis

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Museum Administration Office Site - Site #9850  
Description: ADA accessible parking.



Museum Administration Office - Building #2028  
Description: Exterior of the building, note damaged siding.



Museum Administration Office - Building #2028  
Description: Crawl space / basement.



Museum Administration Office - Building #2028  
Description: Interior of the building.