

State of Nevada
Department of Wildlife
Las Vegas Wildlife Offices
Facility Condition Analysis

LAS VEGAS WILDLIFE OFFICES

4747 West Vegas Drive
Las Vegas, Nevada 89108

Site Number: 9878
STATE OF NEVADA PUBLIC WORKS BOARD
FACILITY CONDITION ANALYSIS



Report Printed in June 2010

State of Nevada
Department of Wildlife
Las Vegas Wildlife Offices
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: 9878

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
0704	WILDLIFE OFFICE ANNEX 4747 Vegas Drive Las Vegas	1600	1988	2/25/2010	\$81,700	\$49,500	\$36,000	\$167,200	\$440,000	38%
0260	NDOW REGIONAL OFFICE 4747 W. Vegas Dr. Las Vegas	5132	1967	2/25/2010	\$148,272	\$352,394	\$0	\$500,666	\$1,411,300	35%
2033	NDF/STATE PARKS OFFICE BUILDING 4747 Vegas Drive Las Vegas	5600	2000	10/12/2005	\$6,000	\$6,000	\$102,000	\$114,000	\$1,540,000	7%
1989	WAREHOUSE / SHOP 4747 Vegas Drive Las Vegas	2700	2000	10/12/2005	\$3,000	\$0	\$40,500	\$43,500	\$675,000	6%
9878	CNR / WILDLIFE OFFICES SITE 4747 Vegas Drive Las Vegas		0	2/25/2010	\$6,000	\$69,000	\$18,750	\$93,750		0%
Report Totals.....:		15,032			\$244,972	\$476,894	\$197,250	\$919,116	\$4,066,300	23%

SPWB Facility Condition Analysis

Table of Contents

Building Name	Index #
CNR / WILDLIFE OFFICES SITE	9878
NDF/STATE PARKS OFFICE BUILDING	2033
WAREHOUSE / SHOP	1989
WILDLIFE OFFICE ANNEX	0704
NDOW REGIONAL OFFICE	0260

CNR / WILDLIFE OFFICES SITE

SPWB Facility Condition Analysis - 9878

Survey Date: 2/25/2010

CNR / WILDLIFE OFFICES SITE

BUILDING REPORT

This site is the Southern Region Headquarters for the Department of Conservation & Natural Resources Division of Forestry, Division of State Parks and Nevada Department of Wildlife. The site encompasses four buildings; a shared office building for NDF and State Parks, an office building and annex building for the Department of Wildlife and a shared warehouse for all three divisions. There is a 6' foot chain link fence with three strands of barbed wire surrounding the sides and rear of the warehouse and the parking area in front of the warehouse. The three office buildings are surrounded by xeriscaping and small shrubs and trees. There are concrete walking surfaces connecting the buildings along with paved parking areas and paved ingress and egress routes. The site has ADA accessible parking and directional signage. The site is in good condition and well maintained.

This report only addresses the buildings related to the Department of Wildlife prepared during 2010.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$6,000**
Currently Critical **Immediate to Two Years**

IRRIGATION UPGRADE

Project Index #: 9878SIT6
Construction Cost \$3,000

The existing landscape irrigation lines throughout the site are reaching the end of their expected life and should be scheduled for replacement. This project would provide for the removal of the existing irrigation lines and the purchase and installation of new lines. 750 linear feet was used to generate this estimate.

SITE DRAINAGE IMPROVEMENTS

Project Index #: 9878SIT4
Construction Cost \$3,000

There are many areas around the site where the grade does not properly slope away from the buildings. The rain accumulates adjacent to the buildings, creating a water problem which may infiltrate the interior during inclement weather. There is soil to wood contact which will cause premature deterioration to the building. This project would provide funding to re-grade these problem areas to create a positive slope away from the building and to eliminate any direct soil to wood contact.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$69,000**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR SOLAR SITE LIGHTING INSTALLATION

Project Index #: 9878ENR1
Construction Cost \$65,000

There is no site lighting for the access roads and parking areas which is a security and safety concern. This project would provide for the installation of 10 solar powered LED exterior light fixtures, 20 foot tall poles and 30" diameter raised concrete base. This installation will eliminate the need for trenching and electrical connections.

SHRUB AND TREE REMOVAL

Project Index #: 9878SIT5
Construction Cost \$4,000

There are several shrubs and trees that are in need of trimming or removal to prevent damage to the structures on site. This project would provide for the trimming and/ or removal of the shrubs and trees around the buildings. This project should be scheduled on a cyclical basis to maintain the integrity of the structure.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$18,750

Long-Term Needs

Four to Ten Years

Project Index #: 9878SIT1

SLURRY SEAL ASPHALT PAVING

Construction Cost \$18,750

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 site wide including access roads and parking areas. Striping is 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. 25,000 square feet of asphalt area was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 1/1/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 2/25/2010.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$6,000
Priority Class 2:	\$69,000
Priority Class 3:	\$18,750
Grand Total:	\$93,750

NDF/STATE PARKS OFFICE BUILDING

SPWB Facility Condition Analysis - 2033

Survey Date: 10/12/2005

**NDF/STATE PARKS OFFICE BUILDING
BUILDING REPORT**

The Nevada Division of Forestry/State Parks Office Building is a wood framed structure with an EIFS (exterior insulation and finish system) exterior, asphalt composition roof on a concrete slab-on-grade foundation. The building contains support offices and restrooms for the day to day operations of the two agencies. The interior has painted gypsum board walls and ceilings, carpet flooring in all rooms except for the restrooms which are tile. The building is in good shape.

This building was not surveyed in 2010.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$6,000**
Currently Critical **Immediate to Two Years**

EGRESS LIGHTING

Project Index #: 2033SFT1
Construction Cost \$3,000

There is no emergency egress illumination in the exit corridors as required by the 2003 IBC Chapter 1006.3. This project would provide funding for the purchase and installation of emergency lighting units.

INSTALL SEISMIC GAS SHUT OFF VALVE

Project Index #: 2033SFT2
Construction Cost \$3,000

Agreements reached between the Nevada Risk Management Office and the State of Nevada's Insurance Underwriter require Seismic Gas Shutoff Valves (SGSV's) on all gas services to all State buildings. This project would install a SGSV to the gas line serving the building.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$6,000**
Necessary - Not Yet Critical **Two to Four Years**

RAIN GUTTER INSTALLATION

Project Index #: 2033EXT2
Construction Cost \$6,000

The building does not have any rain gutters and down spouts to prevent flooding of the flower beds and around the building especially at entrance and exit pathways. This project would provide funding for the purchase and installation of seamless gutters and down spouts to divert the water away from the building and building entrances and exits.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$102,000**
Long-Term Needs **Four to Ten Years**

FLOOR COVERING

Project Index #: 2033LGT2
Construction Cost \$18,000

The carpet in the building was in fair condition at the time of the survey; however, it is over 5 years old and should be replaced in the next 4 to 10 years. This project would provide for the removal and replacement of the carpet in the building.

Project Index #: 2033LGT1
Construction Cost \$84,000

LONG TERM NEEDS

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

BUILDING INFORMATION:

Gross Area (square feet): 5,600
Year Constructed: 2000
Exterior Finish 1: 100 # Painted Stucco / EIFS
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # B
IBC Occupancy Type 2: #
Construction Type: Wood Framing
IBC Construction Type: V-N
Percent Fire Supressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$6,000	Project Construction Cost per Square Foot:	\$20.36
Priority Class 2:	\$6,000	Total Facility Replacement Construction Cost:	\$1,540,000
Priority Class 3:	\$102,000	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$114,000	FCNI:	7%

WAREHOUSE / SHOP

SPWB Facility Condition Analysis - 1989

Survey Date: 10/12/2005

**WAREHOUSE / SHOP
BUILDING REPORT**

The Warehouse/Shop Building is a painted concrete masonry unit structure with a single-ply membrane roofing system. The building is shared by three agencies; the Department of Wildlife, Nevada Division of Forestry and the Division of State Parks. The interior has two demising walls to separate the spaces which are finished in gypsum board. Overhead coiling doors are provided to each space along with an exit door. The portion occupied by State Parks has a unisex restroom that is ADA compliant. The building is in good shape.

This building was not surveyed in 2010.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$3,000**
Currently Critical **Immediate to Two Years**

INSTALL SEISMIC GAS SHUT OFF VALVE **Project Index #: 1989SFT1**
Construction Cost \$3,000

Agreements reached between the Nevada Risk Management Office and the State of Nevada's Insurance Underwriter require Seismic Gas Shutoff Valves (SGSV's) on all gas services to all State buildings. This project would install a SGSV to the gas line serving the building.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$40,500**
Long-Term Needs **Four to Ten Years**

LONG TERM NEEDS **Project Index #: 1989LGT1**
Construction Cost \$40,500

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

BUILDING INFORMATION:

Gross Area (square feet): 2,700
Year Constructed: 2000
Exterior Finish 1: 100 # Painted CMU
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # S-3
IBC Occupancy Type 2: #
Construction Type: Concrete Masonry Unit and Wood
IBC Construction Type: II-1 HOUR
Percent Fire Supressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$3,000	Project Construction Cost per Square Foot:	\$16.11
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$675,000
Priority Class 3:	\$40,500	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$43,500	FCNI:	6%

WILDLIFE OFFICE ANNEX

SPWB Facility Condition Analysis - 0704

Survey Date: 2/25/2010

WILDLIFE OFFICE ANNEX
BUILDING REPORT

The Wildlife Office Annex is an uninsulated brick masonry and wood framed structure with a ballasted roofing system on a concrete foundation. It contains offices, reception area, a conference and break room, and staff restrooms. The building is not accessible to the public and is lacking all required fire alarms, sprinklers and smoke detection. The building also has old single pane windows which are in need of replacement. The entire facility is in need of a complete energy retrofit including HVAC systems, windows, doors, exterior insulation and finish system, and lighting. It also should have a fire protection system, new plumbing fixtures and new interior floor finishes. These items will be addressed in the report. Considering the age and use of the facility, it is well maintained.

PRIORITY CLASS 1 PROJECTS Total Construction Cost for Priority 1 Projects: \$81,700
Currently Critical Immediate to Two Years

ADA RESTROOM UPGRADE

Project Index #: 0704ADA1
Construction Cost \$25,000

The building does not have an accessible restroom. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring, and paint. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 1/1/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 2/25/2010.

ADA SIGNAGE

Project Index #: 0704ADA2
Construction Cost \$600

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 Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

EXIT SIGN AND EGRESS LIGHTING UPGRADE

Project Index #: 0704SFT1
Construction Cost \$2,500

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of 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.

This project or a portion thereof was previously recommended in the FCA report dated 1/1/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 2/25/2010.

EXTERIOR INSULATION & FINISH SYSTEM

Project Index #: 0704ENR1
Construction Cost \$16,000

The building is constructed of brick masonry with no insulation. Buildings of this type are not energy efficient. This project recommends adding an exterior insulation and finish system (EIFS) over the brick masonry. The estimate is based on \$10.00 per square foot for the EIFS. It is recommended that this project be coordinated with the exterior door and window replacement projects.

This project or a portion thereof was previously recommended in the FCA report dated 1/1/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 2/25/2010.

Project Index #: 0704SFT3
Construction Cost \$11,200

FIRE ALARM SYSTEM INSTALLATION

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, the 2006 International Fire Code and NAC 477.917.

Project Index #: 0704SFT2
Construction Cost \$22,400

FIRE SUPPRESSION SYSTEM INSTALLATION

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 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.

Project Index #: 0704SFT4
Construction Cost \$4,000

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

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: \$49,500**
Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0704EXT5
Construction Cost \$9,000

EXTERIOR DOOR REPLACEMENT

The exterior metal doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the doors with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 1/1/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 2/25/2010.

Project Index #: 0704ENR3
Construction Cost \$12,000

HVAC EQUIPMENT REPLACEMENT

The FAU unit is showing signs of wear. It is not energy efficient and has reached the end of its expected and useful life. There is no energy management system (EMS) for the building. This project would provide for installation of an EMS, a new FAU unit and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC unit and all required connections to utilities. The air conditioning condenser is fairly new and not included in this project.

Project Index #: 0704EXT1
Construction Cost \$8,000

INSTALL RAIN GUTTERS REPAIR/REPLACE FASCIA

The building does not have gutters or downspouts to control the runoff from the roof. The water currently sheet drains off the roof causing flooding and erosion to the flower beds and grade around the building. The fascia, trim and soffits should be repaired at the same time. This project would provide funding for the installation of a seamless gutter and downspout system for the building and repairing or replacing the fascia, trim and soffits as needed.

This project or a portion thereof was previously recommended in the FCA report dated 1/1/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 2/25/2010.

Project Index #: 0704INT3
Construction Cost \$8,000

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to four years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0704PLM3
Construction Cost \$1,500

WATER HEATER REPLACEMENT

There is a 15 gallon electric 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 gas-fired water heater be installed for more efficient use of energy. This estimate includes: 100 feet of gas pipe, fittings, couplers, and labor for installation. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 0704ENR2
Construction Cost \$11,000

WINDOW REPLACEMENT

The windows are original, single pane construction in a metal frame. 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 11 units. Removal and disposal of the existing windows is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 1/1/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 2/25/2010.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$36,000

Long-Term Needs

Four to Ten Years

Project Index #: 0704EXT6
Construction Cost \$12,000

EXTERIOR FINISHES

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. Included in the cost are cleaning and sealing the masonry, sanding, priming and painting the wood siding and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0704EXT3
Construction Cost \$24,000

ROOF REPLACEMENT

The asphalt composition shingle roof on this building was in fair condition at the time of the survey. It is recommended that this building be re-roofed in the next 7-10 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

BUILDING INFORMATION:

Gross Area (square feet): 1,600
Year Constructed: 1988
Exterior Finish 1: 50 # Brick Masonry
Exterior Finish 2: 50 # Painted Wood Siding
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # B
IBC Occupancy Type 2: #
Construction Type: Brick Masonry & Wood Framing
IBC Construction Type: V-B
Percent Fire Supressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$81,700	Project Construction Cost per Square Foot:	\$104.50
Priority Class 2:	\$49,500	Total Facility Replacement Construction Cost:	\$440,000
Priority Class 3:	\$36,000	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$167,200	FCNI:	38%

NDOW REGIONAL OFFICE

SPWB Facility Condition Analysis - 0260

Survey Date: 2/25/2010

**NDOW REGIONAL OFFICE
BUILDING REPORT**

The NDOW Regional Office is an uninsulated brick masonry and wood framed structure with a ballasted roofing system on a concrete foundation. It contains offices, reception area, a conference and break room, staff restrooms and an ADA unisex restroom. The facility provides services to the public for all wildlife related items including hunting and fishing licenses. The building is accessible to the public but is lacking all required fire alarms, sprinklers and smoke detection. The building also has old single pane windows and except for the storefront entrance system, are in need of replacement. The entire facility is in need of a complete energy retrofit including HVAC systems, windows, doors, exterior insulation and finish system, and lighting. It also should have a fire protection system and interior floor finishes. These items will be addressed in the report. Considering the age and use of the facility, it is well maintained.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$148,272

Currently Critical

Immediate to Two Years

ADA SIGNAGE

**Project Index #: 0260ADA1
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 Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

BACKFLOW PREVENTION

**Project Index #: 0260PLM2
Construction Cost \$25,000**

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 double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault and allowance for 200 feet of 1" conduit to provide power for freeze protection.

EXIT SIGN & EGRESS LIGHTING UPGRADE

**Project Index #: 0260SFT1
Construction Cost \$2,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of LED 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. This project or a portion thereof was previously recommended in the FCA report dated 1/1/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 2/25/2010.

EXTERIOR LANDING INSTALLATION

**Project Index #: 0260SFT4
Construction Cost \$500**

There is an out-swinging exterior door from the building which swings out over a step and does not have a landing. This does not comply with 2006 IBC Section 1008.1 which requires a proper landing and for the landing to be not more than 1/2" below the threshold. This project would provide for the installation of a compliant landing for the door.

Project Index #: 0260SFT3
Construction Cost \$35,924

FIRE ALARM SYSTEM INSTALLATION

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, the 2006 International Fire Code and NAC 477.917.

Project Index #: 0260SFT2
Construction Cost \$71,848

FIRE SUPPRESSION SYSTEM INSTALLATION

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 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.

Project Index #: 0260EXT5
Construction Cost \$7,500

ROOF ALTERATIONS

The tree on the northwest side of the building is touching the roof eave and will eventually damage the roof. The tree will continue to grow and potentially cause leaks in the roof and structural damage. The tree provides shade to the building and is a positive environmental feature for the site. This project would provide for altering the roof in order to accommodate the tree. A structural design will be necessary to ensure that the eave loads are properly transferred and it is recommended that this project be coordinated with the roofing project.

Project Index #: 0260SFT5
Construction Cost \$4,000

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

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: \$352,394**
Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0260ENR3
Construction Cost \$12,000

EXTERIOR DOOR REPLACEMENT

The existing exterior wood doors appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement of the wood doors with new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate. This project does not include the storefront system doors at the entrance to the building.

This project or a portion thereof was previously recommended in the FCA report dated 1/1/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 2/25/2010.

Project Index #: 0260EXT4
Construction Cost \$35,924

EXTERIOR FINISHES

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. Included in the cost are cleaning and sealing the masonry, sanding, priming and painting the wood siding, and caulking of the windows, flashing, fixtures, and all other penetrations. It is recommended that the building be sealed, painted, and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 1/1/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 2/25/2010.

Project Index #: 0260ENR5
Construction Cost \$30,000

EXTERIOR INSULATION & FINISH SYSTEM

The building is constructed of brick masonry with no insulation. Buildings of this type are not energy efficient. This project recommends adding an exterior insulation and finish system (EIFS) over the brick masonry. The estimate is based on \$10.00 per square foot for the EIFS. It is recommended that this project be coordinated with the exterior door and window replacement projects.

This project or a portion thereof was previously recommended in the FCA report dated 1/1/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 2/25/2010.

Project Index #: 0260INT2
Construction Cost \$40,000

FLOORING REPLACEMENT

The VCT (vinyl composite tile), sheet vinyl and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next two to three years. It is likely that the mastic used for the VCT and linoleum has asbestos in it. This estimate includes additional funds for proper asbestos abatement including removal, disposal and monitoring.

This project or a portion thereof was previously recommended in the FCA report dated 1/1/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 2/25/2010.

Project Index #: 0260EXT1
Construction Cost \$22,500

GUTTER INSTALLATION AND EAVE REPAIRS

The building does not have gutters or downspouts to control the runoff from the roof. The water currently sheet drains off the roof causing flooding and erosion to the flower beds and grade around the building. The fascia, trim and soffits are damaged and should be repaired at the same time. This project would provide funding for the installation of a seamless gutter and downspout system for the building and repairing or replacing the fascia, trim and soffits as needed.

This project or a portion thereof was previously recommended in the FCA report dated 1/1/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 2/25/2010.

Project Index #: 0260ENR4
Construction Cost \$45,000

HVAC EQUIPMENT REPLACEMENT

The three ground mounted HVAC packaged units are showing signs of wear. They are not energy efficient and have reached the end of their expected and useful life. There is no energy management system (EMS) for the building. This project would provide for installation of an EMS, three new HVAC packaged units and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

Project Index #: 0260INT3
Construction Cost \$25,660

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three 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 1/1/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 2/25/2010.

Project Index #: 0260ENR1
Construction Cost \$12,830

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type and are not energy efficient. The existing lighting also needs to be redesigned to accommodate the buildings current usage. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings and fixture locations will be altered based on current needs. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 1/1/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 2/25/2010.

Project Index #: 0260PLM1
Construction Cost \$20,000

RESTROOM REMODEL

The restroom fixtures in the four restrooms other than the ADA restroom are older and in overall poor condition. The finishes, fixtures, cabinets, sinks, toilets, mirrors and exhaust fans are showing signs of wear and deterioration. This project would provide for a complete remodel of the restrooms. 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 1/1/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 2/25/2010.

Project Index #: 0260EXT3
Construction Cost \$76,980

ROOF REPLACEMENT

The ballasted roof on this building was in fair condition at the time of the survey. Based on age it should be scheduled for replacement in the next two to three years with a single-ply roofing membrane system which will bring the roof into the Statewide roofing warranty and preventative maintenance agreement program. This estimate includes removal and disposal of the old roofing.

This project or a portion thereof was previously recommended in the FCA report dated 1/1/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 2/25/2010.

Project Index #: 0260PLM3
Construction Cost \$1,500

WATER HEATER REPLACEMENT

There is a 15 gallon electric 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 2-3 years. It is recommended that a new gas-fired water heater be installed for more efficient use of energy. This estimate includes: 100 feet of gas pipe, fittings, couplers, and labor for installation. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 0260ENR2
Construction Cost \$30,000

WINDOW REPLACEMENT

The windows are original, single pane construction in a metal frame. 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 30 units. Removal and disposal of the existing windows is included in this estimate. It is recommended that this project be coordinated with the EIFS project.

This project or a portion thereof was previously recommended in the FCA report dated 1/1/2002. It has been amended accordingly to reflect conditions observed during the most recent survey date of 2/25/2010.

BUILDING INFORMATION:

Gross Area (square feet): 5,132
Year Constructed: 1967
Exterior Finish 1: 80 # Brick Masonry
Exterior Finish 2: 20 # Painted Wood Siding
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # B
IBC Occupancy Type 2: #
Construction Type: Brick Masonry & Wood Framing
IBC Construction Type: V-B
Percent Fire Supressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$148,272	Project Construction Cost per Square Foot:	\$97.56
Priority Class 2:	\$352,394	Total Facility Replacement Construction Cost:	\$1,411,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$500,666	FCNI:	35%

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).

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



CNR Wildlife Offices Site - Site #9878
Description: ADA accessible route to the office.



NDOW Regional Office - Building #0260
Description: Public entrance.



NDOW Regional Office - Building #0260
Description: Carpet in need of replacement.



NDOW Regional Office - Building #0260
Description: Area of proposed roof modifications.



NDOW Regional Office - Building #0260
Description: Restroom in need of upgrading.



NDOW Regional Office - Building #0260
Description: Typical interior office space.



Wildlife Office Annex - Building #0704
Description: Exterior of the building.



Wildlife Office Annex - Building #0704
Description: Restroom in need of an upgrade.



Wildlife Office Annex - Building #0704
Description: Interior of the building.