

State of Nevada
Department of Wildlife
Eastern Region Office
Facility Condition Analysis

EASTERN REGION OFFICE

60 Youth Center Road
Elko, Nevada 89801

Site Number: 9880
STATE OF NEVADA PUBLIC WORKS BOARD
FACILITY CONDITION ANALYSIS



Report Printed in November 2009

State of Nevada
Department of Wildlife
Eastern Region Office
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.

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Site number: 9880

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
2548	NDOW STORAGE BUILDING 60 Youth Center Road Elko	160	2002	7/22/2009	\$0	\$1,600	\$0	\$1,600	\$4,000	40%
2297	EASTERN REGION NDOW OFFICE BUILDING 60 Youth Center Road Elko	9000	2002	7/22/2009	\$56,750	\$53,700	\$244,500	\$354,950	\$2,475,000	14%
2298	EASTERN REGION NDOW GARAGE 60 Youth Center Road Elko	5200	2002	7/22/2009	\$15,000	\$56,600	\$0	\$71,600	\$910,000	8%
9880	EASTERN REGION WILDLIFE OFFICE SITE 60 Youth Center Road Elko		2002	7/22/2009	\$0	\$58,500	\$270,500	\$329,000		0%
Report Totals.....:		14,360			\$71,750	\$170,400	\$515,000	\$757,150	\$3,389,000	22%

EASTERN REGION WILDLIFE OFFICE SITE

SPWB Facility Condition Analysis - 9880

Survey Date: 7/22/2009

EASTERN REGION WILDLIFE OFFICE SITE**BUILDING REPORT**

The Nevada Department of Wildlife's Eastern Region Office Site is located about 5 miles east of downtown Elko. There are a total of three buildings on the site; a small storage building, a large storage garage and repair shop, and the main office building. The mostly landscaped site contains ample public parking including a boat parking area and accessible parking spaces. The main entrance to the office is a concrete walkway surrounded by mostly xeriscaping. The remainder of the site is fenced to prohibit public access to the storage and garage structures. The fenced yard is composed primarily of gravel.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$58,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9880SIT1****Construction Cost \$9,000****SITE BOLLARDS**

The site has parking in the rear of the Office building near the AC units. The garage building has five sectional overhead doors. These areas are in need of bollards to protect the AC units and the garage building. This project would provide funding for 18 eight inch diameter bollards to be located on each side of the garage sectional overhead doors and in front of the AC units.

This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2009.

Project Index #: 9880SIT2**Construction Cost \$45,500****SLURRY SEAL ASPHALT**

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, parking areas and the maintenance yard. 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. 65,000 square feet of asphalt area was used to generate this estimate. CIP 09-M29 is currently approved and will include this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2009.

Project Index #: 9880SIT4**Construction Cost \$4,000****VALLEY GUTTER REPAIRS**

The concrete valley gutter running through the parking lot is deteriorated and failing. There is significant spalling in many areas that will require complete replacement. The rest of the gutter requires patching and sealing. This project addresses removal and replacement of damaged areas and repairs as needed. 350 SF of 4" thick concrete gutter was used for this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$270,500****Long-Term Needs****Four to Ten Years****Project Index #: 9880SIT3****Construction Cost \$270,500****PARKING AREA ADDITION**

There is approximately 50,000 sq.ft. gravel area between the office and garage. This area is used to park Department of Wildlife vehicles and it is recommended that this area be paved and that a storm drain system be installed. The paving and storm drain will improve drainage in the area, create a safer surface for employees and provide a cleaner surface for the vehicles. This project would provide asphalt cement paving and a storm drain system for the parking area. The estimate includes grading, 6" base, compaction and installation of 4" thick asphalt cement paving. CIP 09-M29 is currently approved and will include this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2009.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$58,500
Priority Class 3:	\$270,500
Grand Total:	\$329,000

NDOW STORAGE BUILDING

SPWB Facility Condition Analysis - 2548

Survey Date: 7/22/2009

**NDOW STORAGE BUILDING
BUILDING REPORT**

The NDOW Storage Building is a premanufactured wood framed structure with a wood floor and an asphalt composition gambrel roof. The building is used for general storage by NDOW and is in excellent condition.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$1,600**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

Project Index #: 2548EXT1
Construction Cost \$1,600

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 is sanding, 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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 160
Year Constructed: 2002
Exterior Finish 1: 100 % Painted Masonite Sidi
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 **Basement? No**
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: 0 %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$1,600	Total Facility Replacement Construction Cost:	\$4,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$1,600	FCNI:	40%

EASTERN REGION NDOW GARAGE

SPWB Facility Condition Analysis - 2298

Survey Date: 7/22/2009

**EASTERN REGION NDOW GARAGE
BUILDING REPORT**

The NDOW Garage building is a structural steel framed building with insulated metal siding and roof on a concrete slab-on-grade foundation. The facility is used for storage and repair of motorized equipment, tools and other items used by NDOW. The building does not contain restrooms, HVAC and fire protection systems. The building is in excellent shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$15,000**
Currently Critical **Immediate to Two Years**

Project Index #: 2298SFT1
Construction Cost \$5,000

EXIT SIGN & EGRESS LIGHTING UPGRADE

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 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.

This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2009.

Project Index #: 2298SFT2
Construction Cost \$10,000

SAFETY CABINETS

Flammable or combustible liquids in drums or other containers (including flammable aerosols) not exceeding 60 gallons individual capacity and those portable tanks not exceeding 660 gallons individual capacity, shall have a proper storage container, OSHA 1910.106 (7) (d). This project will provide two OSHA approved storage cabinets for gasoline, aerosol cans and other flammable items.

This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2009.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$56,600**
Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 2298HVA2
Construction Cost \$12,000

EVAPORATIVE COOLER INSTALLATION

The building has no central cooling system and is uncomfortably warm in the summer. It is recommended to install four evaporative coolers in the building to ensure a comfortable work environment. This project would provide for the purchase and installation of four evaporative coolers including all required connections to existing utilities.

Project Index #: 2298SFT3
Construction Cost \$15,000

EXHAUST FAN FOR BATTERY CHARGERS

The building has a battery charging area. The battery charging area is equipped for flushing and neutralizing spilled electrolyte. However the room lacks adequate ventilation for dispersal of fumes from gassing batteries, 2006 IMC Chapter 5, Section 502.3 and OSHA 1910.178(g) (2). This project would provide for an exhaust system to be installed with warning alarms. The estimate includes an exhaust fan sized for the area, ducting, wiring, installation and repairs to the roof as required.

This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2009.

Project Index #: 2298EXT1

Construction Cost \$15,600

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 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 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2298HVA1

Construction Cost \$14,000

INSTALL SUSPENDED HEATERS IN SHOP

The shop is currently unheated, making for unpleasant working conditions in colder weather. Natural gas is stubbed up outside of the building. This project would provide for the installation of two 25 KBTU suspended heaters in the shop area. The estimate includes installing a gas meter, seismic gas shut off valve, gas piping and seismic supports, and electrical connections.

This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2009.

BUILDING INFORMATION:

Gross Area (square feet): 5,200
Year Constructed: 2002
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-1
IBC Occupancy Type 2: 0 %
Construction Type: Engineered Steel Building
IBC Construction Type: III-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$15,000	Project Construction Cost per Square Foot:	\$13.77
Priority Class 2:	\$56,600	Total Facility Replacement Construction Cost:	\$910,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$175
Grand Total:	\$71,600	FCNI:	8%

EASTERN REGION NDOW OFFICE BUILDING

SPWB Facility Condition Analysis - 2297

Survey Date: 7/22/2009

EASTERN REGION NDOW OFFICE BUILDING

BUILDING REPORT

The Eastern Region NDOW Office building is a concrete masonry unit building with stone and EIFS accents. It has a mix of sloped standing seam metal and single-ply roofing systems. It contains administrative offices, a conference room, public displays, ADA complaint restrooms and serves the eastern region providing boat registration and sales of licenses to the public. The facility has a fire protection system and is ADA compliant.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$56,750

Currently Critical

Immediate to Two Years

ADA SIGNAGE

Project Index #: 2297ADA1

Construction Cost \$1,500

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.

ANCHORING OF WATER HEATER

Project Index #: 2297SFT2

Construction Cost \$750

The water heater in the mechanical room is not seismically anchored. This project will provide for code required seismic anchoring of the water heater.

This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2009.

BOILER INSPECTION

Project Index #: 2297HVA2

Construction Cost \$2,500

The boilers are experiencing problems during cold weather. The fresh air supply is so cold that it is tripping the freeze stat and causing the boilers to shut down. This project recommends that a licensed mechanical engineer perform an inspection on the boiler and provide a report with recommendations detailing how to remedy the problem. Future projects would be based on this report.

CONFERENCE ROOM REPAIRS

Project Index #: 2297INT2

Construction Cost \$52,000

The conference room has an uneven floor due to concrete heaving and an acoustical issue that was not discovered until after construction. The curled concrete floor in the conference room has created ADA accessibility issues and a trip hazard in the middle of the room. Echo in the room created by hard surfaces and the geometry of the walls makes hearing very difficult during public meetings. This project would remedy these safety and accessibility issues. CIP 09-M29 is currently approved and will include this project.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$53,700

Necessary - Not Yet Critical

Two to Four Years

HVAC BALANCING

Project Index #: 2297HVA1

Construction Cost \$4,500

The HVAC system is making a loud humming noise in the office area and small conference room. This project would provide funding for the system to be evaluated and re-balanced. Future projects may be required as a result of this report. This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2009.

Project Index #: 2297INT1
Construction Cost \$45,000

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls 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 #: 2297EXT3
Construction Cost \$4,200

SITE IDENTIFICATION SIGN

The existing site identification sign verbiage does not reflect the correct and current department name. The old Nevada Division of Wildlife sign should be revised to read Nevada Department of Wildlife. This project would provide for a new sign similar in shape and size to the existing sign with the current name of the department.

This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2009.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$244,500

Long-Term Needs

Four to Ten Years

Project Index #: 2297EXT1
Construction Cost \$90,000

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance, energy efficiency 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 and stone, painting the EIFS 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 #: 2297SIT2
Construction Cost \$18,000

REPLACE CONCRETE PATIO

The existing concrete patio is cracked, spalling and deteriorating. Exposure to the weather, especially freezing, has contributed to the damage and deterioration. This project would provide funding for the removal and disposal of the existing concrete and the installation of a 30' wide x 30' long section of concrete patio. Drainage improvements should include sloping the patio away from the building.

This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/22/2009.

Project Index #: 2297EXT2
Construction Cost \$135,000

ROOF REPLACEMENT

The single-ply and standing seam metal 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 nine to ten years with a new single-ply roofing system including installing single-ply roofing directly over the existing metal roof. This will allow the roof to qualify for the statewide roofing program warranty and preventative maintenance agreement.

Project Index #: 2297ENR1
Construction Cost \$1,500

WATER HEATER REPLACEMENT

There is a 50 gallon gas-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 5-6 years. It is recommended that a new energy efficient gas-fired water heater be installed.

BUILDING INFORMATION:

Gross Area (square feet): 9,000
Year Constructed: 2002
Exterior Finish 1: 70 % Masonry
Exterior Finish 2: 30 % Stone/EIFS
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Units & Steel
IBC Construction Type: V-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$56,750	Project Construction Cost per Square Foot:	\$39.44
Priority Class 2:	\$53,700	Total Facility Replacement Construction Cost:	\$2,475,000
Priority Class 3:	\$244,500	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$354,950	FCNI:	14%

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 Board and should be utilized as a planning level document.

REPORT DEVELOPMENT:

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



Eastern Regional Office Site - Site #9880
Description: Area of proposed A. C. paving installation.



Eastern Regional Office Site - Site #9880
Description: Damaged valley gutter.



Eastern Region NDOW Office - Building #2297
Description: Area of damaged P. C. concrete.



Eastern Region NDOW Office - Building #2297
Description: HVAC equipment in Mezzanine.



Eastern Region NDOW Office - Building #2297
Description: Interior of the Conference Room.



Eastern Region NDOW Garage - Building #2298
Description: Exterior of the building.



Eastern Region NDOW Garage - Building #2298
Description: Interior of the building.



NDOW Storage Building - Building #2548
Description: Exterior of the structure.