

State of Nevada
Office of Military / Nevada National Guard
Nevada National Guard Headquarters Carson City
Facility Condition Analysis

NEVADA NATIONAL GUARD HEADQUARTERS CARSON CITY

2460 Fairview Drive
Carson City, Nevada 89701

Site Number: 9891
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report Printed in November 2012

State of Nevada
Office of Military / Nevada National Guard
Nevada National Guard Headquarters Carson City
Facility Condition Analysis

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: 9891

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
1676	CSMS BUILDING 2460 Fairview Drive Carson City	41619	1992	2/2/2012	\$51,000	\$945,618	\$1,500	\$998,118	\$12,485,700	8%
0271	USPFO 2452 Fairview Drive Carson City	32740	2003	2/2/2012	\$9,000	\$233,700	\$163,700	\$406,400	\$9,822,000	4%
2199	LAWRENCE E. JACOBSEN CENTER 2460 Fairview Drive Carson City	79738	2002	2/2/2012	\$12,500	\$797,380	\$11,500	\$821,380	\$23,921,400	3%
1453	HAZ MATERIAL STORAGE #2 2460 Fairview Drive Carson City	240	2004	2/2/2012	\$0	\$0	\$1,200	\$1,200	\$36,000	3%
1452	HAZ MATERIAL STORAGE #1 2460 Fairview Drive Carson City	240	2004	2/2/2012	\$0	\$0	\$1,200	\$1,200	\$36,000	3%
2518	HAZ MAT STORAGE #3 2460 Fairview Drive Carson City	100	0	2/2/2012	\$0	\$0	\$500	\$500	\$20,000	3%
2523	STORAGE BUILDING 2460 Fairview Drive Carson City	2500	0	2/2/2012	\$0	\$2,500	\$0	\$2,500	\$125,000	2%
2987	ENTRANCE GUARD STATION 2460 Fairview Drive Carson City	518	2009	2/2/2012	\$0	\$0	\$5,180	\$5,180	\$285,000	2%
2521	VEHICLE RAMADA #1 2460 Fairview Drive Carson City	1575	0	2/2/2012	\$0	\$1,575	\$0	\$1,575	\$118,125	1%
2520	HAZ MATERIAL STORAGE #4 2460 Fairview Drive Carson City	500	0	2/2/2012	\$0	\$0	\$500	\$500	\$50,000	1%
9891	NEVADA NATIONAL GUARD CARSON CITY 2444, 2460 Fairview Drive Carson City			2/2/2012	\$0	\$300,000	\$0	\$300,000		0%
Report Totals.....:		159,770			\$72,500	\$2,280,773	\$185,280	\$2,538,553	\$46,899,225	5%

SPWD Facility Condition Analysis

Table of Contents

Building Name	Index #
NEVADA NATIONAL GUARD CARSON CITY	9891
ENTRANCE GUARD STATION	2987
STORAGE BUILDING	2523
VEHICLE RAMADA #1	2521
HAZ MATERIAL STORAGE #4	2520
HAZ MAT STORAGE #3	2518
LAWRENCE E. JACOBSEN CENTER	2199
CSMS BUILDING	1676
HAZ MATERIAL STORAGE #2	1453
HAZ MATERIAL STORAGE #1	1452
USPFO	0271

NEVADA NATIONAL GUARD CARSON CITY

SPWD Facility Condition Analysis - 9891

Survey Date: 2/2/2012

NEVADA NATIONAL GUARD CARSON CITY

BUILDING REPORT

The Nevada National Guard Site on Fairview Drive is the main headquarters for the Nevada National Guard. It consists of 10 structures not including the new Emergency Operations Center building which is the Department of Public Safety's responsibility. The site covers about 33 acres and is surrounded by an 8 foot cabled security fence. The landscaping is mainly xeriscape with a small area of grass in front of the USPFO building. A large parking lot is located in the center of the complex which has a large solar array over the parking spaces. There is also a ground mounted solar array on the northeast portion of the site. Access to the site is controlled by a guard / entrance station located on the east side off of Edmonds Drive. There is a large area of pavement adjacent to the OMS/CSMS/HAZ MAT building for vehicle storage and circulation. There are two pre-engineered storage structures located in the northwest portion of the site and are federally owned and constructed. They are not included in the State's building inventory. The site is well maintained.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$300,000

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 9891SIT2

Construction Cost \$300,000

CRACK FILL & SEAL ASPHALT PAVING

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads, parking areas and maintenance yards. 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. 500,000 square feet of asphalt area was used to generate this estimate.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$300,000
Priority Class 3:	\$0
Grand Total:	\$300,000

ENTRANCE GUARD STATION

SPWD Facility Condition Analysis - 2987

Survey Date: 2/2/2012

**ENTRANCE GUARD STATION
BUILDING REPORT**

The Entrance Guard Station is a concrete masonry unit and steel framed structure with a metal roofing system on a concrete foundation. The facility is the only entrance for public and staff to enter through and has a public reception area for check in, receiving guest passes and identification verification, a mechanical / electrical room and a mostly ADA compliant unisex restroom. The facility has a stand alone HVAC package unit and is in excellent shape.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$5,180**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

**Project Index #: 2987EXT1
Construction Cost \$2,590**

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 are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed 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.

INTERIOR FINISHES

**Project Index #: 2987INT1
Construction Cost \$2,590**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4-5 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.

BUILDING INFORMATION:

Gross Area (square feet): 518
Year Constructed: 2009
Exterior Finish 1: 100 % Concrete Masonry U
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 **Basement? No**
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Concrete Masonry Units & Steel
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:	\$0	Total Facility Replacement Construction Cost:	\$285,000
Priority Class 3:	\$5,180	Facility Replacement Cost per Square Foot:	\$550
Grand Total:	\$5,180	FCNI:	2%

STORAGE BUILDING

SPWD Facility Condition Analysis - 2523

Survey Date: 2/2/2012

**STORAGE BUILDING
BUILDING REPORT**

The Storage Building is an engineered steel structure on a concrete slab-on-grade foundation. The building is used to store miscellaneous items for the National Guard. The building is in fair shape.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$2,500**
Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 2523EXT1
Construction Cost \$2,500

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 excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed 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): 2,500
 Year Constructed: 0
 Exterior Finish 1: 100 % Metal Siding
 Exterior Finish 2: 0 %
 Number of Levels (Floors): 1 Basement? No
 IBC Occupancy Type 1: 100 % S-2
 IBC Occupancy Type 2: 0 %
 Construction Type: Engineered Metal Building
 IBC Construction Type: III-B
 Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$1.00
Priority Class 2:	\$2,500	Total Facility Replacement Construction Cost:	\$125,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$2,500	FCNI:	2%

VEHICLE RAMADA #1

SPWD Facility Condition Analysis - 2521

Survey Date: 2/2/2012

**VEHICLE RAMADA #1
BUILDING REPORT**

The Vehicle Ramada #1 building is a shade structure for storage and servicing of vehicles. It is constructed of 12" diameter concrete columns, tube steel framing and a metal roofing system.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$1,575

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 2521EXT1

Construction Cost \$1,575

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance, and appearance of the structure. This project would provide for painting of the metal and sealing the concrete and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 1,575

Year Constructed: 0

Exterior Finish 1: 100 % Concrete Columns/O

Exterior Finish 2: 0 %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % U

IBC Occupancy Type 2: 0 %

Construction Type: Concrete Post and Steel

IBC Construction Type: III-B

Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$1.00
Priority Class 2:	\$1,575	Total Facility Replacement Construction Cost:	\$118,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$75
Grand Total:	\$1,575	FCNI:	1%

HAZ MATERIAL STORAGE #4

SPWD Facility Condition Analysis - 2520

Survey Date: 2/2/2012

HAZ MATERIAL STORAGE #4

BUILDING REPORT

The Hazardous Material Storage #4 building is an engineered steel building on a concrete slab-on-grade. The building has one overhead coiling door, a man door on the side, electrical service and is grounded and vented. The building is in good shape.

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

Project Index #: 2520EXT1
Construction Cost \$500

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 excluding the roof. 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 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 500
Year Constructed: 0
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % H-3
IBC Occupancy Type 2: 0 %
Construction Type: Engineered Steel Building
IBC Construction Type: III-A
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$1.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$50,000
Priority Class 3:	\$500	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$500	FCNI:	1%

HAZ MAT STORAGE #3

SPWD Facility Condition Analysis - 2518

Survey Date: 2/2/2012

HAZ MAT STORAGE #3

BUILDING REPORT

The Hazardous Material Storage Building #3 is a pre-cast concrete structure designed for the storage of hazardous material. It has a spill containment floor, electrical service and is grounded.

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

EXTERIOR FINISHES **Project Index #: 2518EXT1**
Construction Cost \$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 painting the concrete walls and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be 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.

BUILDING INFORMATION:

Gross Area (square feet): 100
 Year Constructed: 0
 Exterior Finish 1: 100 % Precast Concrete
 Exterior Finish 2: 0 %
 Number of Levels (Floors): 1 Basement? No
 IBC Occupancy Type 1: 100 % H-3
 IBC Occupancy Type 2: 0 %
 Construction Type: Pre-Cast Concrete
 IBC Construction Type: I-FR
 Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$20,000
Priority Class 3:	\$500	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$500	FCNI:	3%

**LAWRENCE E. JACOBSEN CENTER
BUILDING REPORT**

The Lawrence E. Jacobsen building is the headquarters for the Nevada National Guard. The building contains all of the support functions required for the operation, training and communications of all National Guard operations. The construction of the building includes concrete masonry unit walls, brick masonry walls and accents and has a combination of single-ply roofing and standing seam metal roofing. The main structural components are masonry and steel. The interior contains a secured entrance foyer, offices, ADA accessible restrooms, auditorium, gymnasium, maintenance shops and a work out area, maintenance shops, storage and kitchen facilities. The hot water for the building is now supplemented by roof mounted solar panels. The building also is connected to the site wide solar system providing electrical power. The HVAC system consists of roof mounted package units. The facility has a fire alarm and sprinkler system and is well maintained.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$12,500**
Currently Critical **Immediate to Two Years**

ADA CANE DETECTION BARRIER INSTALLATION

Project Index #: 2199ADA2
Construction Cost \$1,000

The stairwell in the east corridor does not have 80" of clear head room under the stairs. This project recommends the installation of a permanent barrier under the stairs to warn blind or visually impaired persons of the low head room. NRS 338.180, IBC - 2006 Section 1012 and ADAAG 4.4.2 were referenced for this project.

ADA EMPLOYEE LOUNGE UPGRADES

Project Index #: 2199ADA1
Construction Cost \$4,000

There are two employee lounges in the building that do not meet the Americans with Disabilities Act (ADA) requirements. It is recommended to upgrade some of the features of the rooms for compliance with accessibility standards for employees. This project would provide funding for construction of an accessible sink and faucet, an accessible space at one of the dining tables and an accessible path of travel throughout each room. 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.

WINDOW REPAIRS

Project Index #: 2199EXT2
Construction Cost \$7,500

There are several windows around the building that are due for repair or replacement. Two windows have a broken seal and moisture has penetrated between the panes. These will need to be replaced. There may be additional windows throughout the building with the same problem. Also, several windows are showing signs of leaks around the frames and should be repaired to maintain a water proof building envelope. These windows were observed in the fitness room. This project would provide funding to repair or replace windows as needed.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$797,380**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

Project Index #: 2199EXT1
Construction Cost \$398,690

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 are cleaning and sealing the concrete and brick masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed 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.

Project Index #: 2199INT1

Construction Cost \$398,690

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted or sealed 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.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$11,500

Long-Term Needs

Four to Ten Years

Project Index #: 2199SIT1

Construction Cost \$11,500

SITE BOLLARDS

There is a concrete loading/unloading tarmac along a portion of the west elevation of the building. There are seven brick columns that are unprotected and have the potential of being damaged by trucks running into them. This project would provide for 14 - eight inch diameter pipe bollards, filled with concrete at each side of the brick columns.

This project or a portion thereof was previously recommended in the FCA report dated 06/03/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/02/2012.

BUILDING INFORMATION:

Gross Area (square feet): 79,738
Year Constructed: 2002
Exterior Finish 1: 90 % Concrete Masonry U
Exterior Finish 2: 10 % Glazing
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Units & steel
IBC Construction Type: III-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$12,500	Project Construction Cost per Square Foot:	\$10.30
Priority Class 2:	\$797,380	Total Facility Replacement Construction Cost:	\$23,921,000
Priority Class 3:	\$11,500	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$821,380	FCNI:	3%

CSMS BUILDING

SPWD Facility Condition Analysis - 1676

Survey Date: 2/2/2012

**CSMS BUILDING
BUILDING REPORT**

The CSMS Building is constructed of concrete masonry units, concrete foundation and structural steel roof framing covered by a single- ply roof membrane system. This facility is primarily used for servicing and repairing military vehicles and weapons systems calibration. Support offices are also contained within the building as are non ADA Men's and Women's restrooms and lockers, supply rooms, hazardous material storage rooms, a break room, paint booth and reception area. The facility has a fire alarm and sprinkler system and is well maintained.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$51,000**
Currently Critical **Immediate to Two Years**

ADA EMPLOYEE LOUNGE UPGRADES

Project Index #: 1676ADA1
Construction Cost \$2,000

The employee lounge does not meet the Americans with Disabilities Act (ADA) requirements. It is recommended to upgrade some of the features of the room for compliance with accessibility standards for employees. This project would provide funding for construction of an accessible sink and faucet, an accessible space at one of the dining tables and an accessible path of travel throughout the room. 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.

ADA RESTROOM UPGRADE

Project Index #: 1676ADA4
Construction Cost \$25,000

The men's and women's locker rooms/ restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A significant retrofit is necessary. This project would provide funding for construction of accessible restroom facilities in the employee locker rooms/ restrooms. These items may include new sinks, toilets, hardware, mirrors, fixtures, flooring, lockers and paint. 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.

ADA SHOWER UPGRADE

Project Index #: 1676ADA3
Construction Cost \$16,000

The men's and women's locker rooms each have two shower stalls. The stalls are showing signs of aging and none of the shower stalls are ADA accessible or compliant. This project would provide for one ADA compliant stainless steel shower cabinet and one standard shower stall to be installed in each locker room. Included in this estimate is removal of the existing shower stalls and installation of new stainless steel shower stalls including two ADA compliant shower units complete with accessible plumbing fixtures, seat, etc. 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.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Project Index #: 1676ADA2
Construction Cost \$4,000

This building contains a water fountain. The 2006 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain. 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.

GATE VALVE REPLACEMENT

Project Index #: 1676PLM4
Construction Cost \$4,000

The 6" main water line coming into the building is equipped with a gate valve to control flow. It has reached the end of its expected life and should be replaced in the next one to two years. This project would provide for replacing the valve and installing a new precast concrete vault around the valve with a solid cover and solid walls.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$945,618

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 1676EXT1

Construction Cost \$208,095

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 excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed 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.

Project Index #: 1676HVA1

Construction Cost \$30,000

FUME HOOD EXHAUST SYSTEM INSTALLATION

The building has a battery charging room which is equipped for flushing and neutralizing spilled electrolyte. Oxygen and hydrogen gasses are leaked into the air when the batteries are charging and in the right concentrations, these gasses can be highly explosive. The room does not have adequate ventilation for dispersal of these fumes from gassing batteries which is required by OSHA 1910.178(g) (2). This project would provide for a fume hood exhaust system to be installed with warning alarms. The estimate provides for the purchase and installation of an appropriate fume hood exhaust system including the hood, roof exhaust fan, ducting, wiring and any other necessary repairs.

This project or a portion thereof was previously recommended in the FCA report dated 07/07/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/02/2012.

Project Index #: 1676ENR1

Construction Cost \$499,428

HVAC EQUIPMENT REPLACEMENT

The HVAC system was installed in 1992 and is original to the building. It consists of heating and air conditioning units with ducting to certain areas as well as ceiling mounted unit heaters in the garages and shops. The system is not energy efficient and has reached the end of its expected and useful life. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. The new system shall be designed to significantly reduce electrical and natural gas usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 07/07/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/02/2012.

Project Index #: 1676INT1

Construction Cost \$208,095

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 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.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$1,500

Long-Term Needs

Four to Ten Years

Project Index #: 1676PLM3

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 6-7 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 41,619
Year Constructed: 1992
Exterior Finish 1: 80 % Concrete Masonry U
Exterior Finish 2: 20 % Glazing
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 40 % B
IBC Occupancy Type 2: 60 % S-1
Construction Type: Concrete Masonry Units & Steel
IBC Construction Type: III-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$51,000	Project Construction Cost per Square Foot:	\$23.98
Priority Class 2:	\$945,618	Total Facility Replacement Construction Cost:	\$12,486,000
Priority Class 3:	\$1,500	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$998,118	FCNI:	8%

HAZ MATERIAL STORAGE #2

SPWD Facility Condition Analysis - 1453

Survey Date: 2/2/2012

HAZ MATERIAL STORAGE #2

BUILDING REPORT

The Hazardous Material Storage Building #2 is a pre-cast concrete structure designed for hazardous waste storage and containment. This building is ventilated and grounded.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$1,200**
Long-Term Needs **Four to Ten Years**

Project Index #: 1453EXT1
Construction Cost \$1,200

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 excluding the roof. Included in the cost is painting the concrete walls and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be 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.

BUILDING INFORMATION:

Gross Area (square feet): 240
Year Constructed: 2004
Exterior Finish 1: 100 % Precast Concrete
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % H-4
IBC Occupancy Type 2: 0 %
Construction Type:
IBC Construction Type: I-A
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$36,000
Priority Class 3:	\$1,200	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$1,200	FCNI:	3%

**HAZ MATERIAL STORAGE #1
BUILDING REPORT**

The Hazardous Material Storage Building #1 is a pre-cast concrete structure designed for hazardous waste storage and containment. This building has electrical service and is ventilated and grounded.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$1,200**
Long-Term Needs **Four to Ten Years**

Project Index #: 1452EXT1
Construction Cost \$1,200

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 excluding the roof. Included in the cost is painting the concrete walls and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be 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.

BUILDING INFORMATION:

Gross Area (square feet): 240
Year Constructed: 2004
Exterior Finish 1: 100 % Precast Concrete
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % H-4
IBC Occupancy Type 2: 0 %
Construction Type: Precast Concrete
IBC Construction Type: I-A
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$36,000
Priority Class 3:	\$1,200	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$1,200	FCNI:	3%

USPFO

SPWD Facility Condition Analysis - 0271

Survey Date: 2/2/2012

**USPFO
BUILDING REPORT**

The United States Property and Fiscal Office for Nevada (USPFO) consists of office space for the financial support functions and storage for National Guard property and operations. The building is constructed of concrete masonry units with red brick masonry columns and accents. It has a single-ply roofing system and a concrete foundation. There are also men's and Women's ADA accessible restrooms which are mostly compliant, a reception and lobby area and mechanical and electrical rooms. The facility has a fire alarm and sprinkler system and the HVAC system consists of two hot water boilers and roof mounted air handlers for central heating and cooling. The building is well maintained.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$9,000**
Currently Critical **Immediate to Two Years**

ADA EMPLOYEE LOUNGE UPGRADES

Project Index #: 0271ADA1
Construction Cost \$4,000

The two employee lounges in the building do not meet the Americans with Disabilities Act (ADA) requirements. It is recommended to upgrade some of the features of the rooms for compliance with accessibility standards for employees. This project would provide funding for construction of an accessible sink and faucet, an accessible space at one of the dining tables and an accessible path of travel throughout each room. 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.

ROOFTOP ELECTRICAL DUPLEX OUTLETS

Project Index #: 0271ELE1
Construction Cost \$5,000

The building is equipped with several heating, ventilation and air-conditioning (HVAC) units on the roof. There are no electrical duplex outlets on the roof for servicing the rooftop equipment. The 2005 National Electrical Code Section 210.63 and 210.8 requires that a 125-volt, single-phase, 15 or 20 amps -rated GFCI duplex outlet shall be installed at an accessible location for the servicing of HVAC equipment. The receptacle shall be located on the same level and within 25 feet of the unit or units. This project would provide for the installation of eight 125-volt, 20 amp GFCI outlets within 25 feet of the HVAC equipment by a licensed electrical contractor.

This project or a portion thereof was previously recommended in the FCA report dated 06/03/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/02/2012.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$233,700**
Necessary - Not Yet Critical **Two to Four Years**

CARPET REPLACEMENT

Project Index #: 0271INT2
Construction Cost \$70,000

The carpet tile floor covering in the building is showing signs of extreme wear. It is original to the building and should be scheduled for replacement. It is recommended that the carpet be replaced with heavy duty commercial grade carpet tiles in the next 2-3 years. The estimate is based on 10,000 square feet of carpet.

INTERIOR FINISHES

Project Index #: 0271INT1
Construction Cost \$163,700

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted or sealed 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 and sealing, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. In the entry foyer, there is significant efflorescent damage on the brick masonry. This area should be dry-brushed to remove the minerals. With a thorough sealing on the exterior, this problem should be eliminated.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$163,700

Long-Term Needs

Four to Ten Years

Project Index #: 0271EXT2

Construction Cost \$163,700

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 excluding the roof. Included in the cost are cleaning and sealing the concrete and brick masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed 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.

BUILDING INFORMATION:

Gross Area (square feet): 32,740
Year Constructed: 2003
Exterior Finish 1: 80 % Colored CMU/Red B
Exterior Finish 2: 20 % Glass and Aluminum
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: III-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$9,000	Project Construction Cost per Square Foot:	\$12.41
Priority Class 2:	\$233,700	Total Facility Replacement Construction Cost:	\$9,822,000
Priority Class 3:	\$163,700	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$406,400	FCNI:	4%

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



Lawrence E. Jacobsen Center – FCA Building #2199
Description: Interior of the main lobby.



USFPO – FCA Building #0271
Description: Typical interior / restroom area.