

State of Nevada
Office of Military
Nevada National Guard

NEVADA NATIONAL GUARD CARSON CITY SITE

2460 Fairview Drive
Carson City, Nevada 89701

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



Report distributed in January 2022

State of Nevada
Office of Military
Nevada National Guard

The Facility Condition Analysis Program was created under the authority found in NRS 341.128. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and 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	41619	1992	2/18/2021	\$143,500	\$1,036,200	\$1,239,795	\$2,419,495	\$14,566,700	17%
	2460 Fairview Drive Carson City									
2199	OTAG BLDG / LAWRENCE E. JACOBSEN CENTER	79738	2002	2/18/2021	\$67,500	\$2,929,400	\$797,380	\$3,794,280	\$27,908,300	14%
	2460 Fairview Drive Carson City									
0271	USPFO	32740	2003	2/18/2021	\$148,200	\$329,200	\$163,700	\$641,100	\$11,459,000	6%
	2452 Fairview Drive Carson City									
1452	HAZ MATERIAL STORAGE #1	240	2004	2/18/2021	\$0	\$0	\$1,200	\$1,200	\$36,000	3%
	2460 Fairview Drive Carson City									
1453	HAZ MATERIAL STORAGE #2	240	2004	2/18/2021	\$0	\$0	\$1,200	\$1,200	\$36,000	3%
	2460 Fairview Drive Carson City									
2520	HAZ MATERIAL STORAGE #4	500	0	2/18/2021	\$0	\$1,500	\$0	\$1,500	\$50,000	3%
	2460 Fairview Drive Carson City									
2518	HAZ MAT STORAGE #3	650	0	2/18/2021	\$0	\$0	\$500	\$500	\$20,000	3%
	2460 Fairview Drive Carson City									
3646	USPFO SOUTH - WAREHOUSE #1	1800	0	2/18/2021	\$0	\$0	\$5,400	\$5,400	\$225,000	2%
	2452 Fairview Drive Carson City									
3645	USPFO NORTH - WAREHOUSE #2	2400	0	2/18/2021	\$0	\$0	\$7,200	\$7,200	\$300,000	2%
	2452 Fairview Drive Carson City									
2521	VEHICLE RAMADA #1	1575	0	2/18/2021	\$0	\$2,400	\$0	\$2,400	\$118,125	2%
	2460 Fairview Drive Carson City									
2987	ENTRANCE GUARD STATION	518	2009	2/18/2021	\$0	\$0	\$5,180	\$5,180	\$285,000	2%
	2460 Fairview Drive Carson City									
4169	WASH STATION SUPPORT BUILDING	504	2013	2/18/2021	\$0	\$0	\$4,000	\$4,000	\$250,000	2%
	2460 Fairview Drive Carson City									
2523	STORAGE BUILDING	2500	0	2/18/2021	\$0	\$0	\$2,500	\$2,500	\$250,000	1%
	2460 Fairview Drive Carson City									
9891	NEVADA NATIONAL GUARD CARSON CITY SITE			2/18/2021	\$0	\$223,000	\$0	\$223,000		0%
	2444, 2460 Fairview Drive Carson City									
2524	GUARD SHACK (VACANT)	100	0	7/7/2005	\$0	\$0	\$0		\$7,500	
	2460 Fairview Drive Carson City									

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
4155	SOLAR CARPORT #4	8940	2010	2/18/2021	\$0	\$0	\$0		\$223,500	
	2460 Fairview Drive									
4152	SOLAR CARPORT #1	6540	2010	2/18/2021	\$0	\$0	\$0		\$163,500	
	2460 Fairview Drive									
4154	SOLAR CARPORT #3	8940	2010	2/18/2021	\$0	\$0	\$0		\$223,500	
	2460 Fairview Drive									
4156	SOLAR CARPORT #5	8940	2010	2/18/2021	\$0	\$0	\$0		\$223,500	
	2460 Fairview Drive									
4157	SOLAR CARPORT #6	8940	2010	2/18/2021	\$0	\$0	\$0		\$223,500	
	2460 Fairview Drive									
4158	SOLAR CARPORT #7	8940	2010	2/18/2021	\$0	\$0	\$0		\$223,500	
	2460 Fairview Drive									
4159	SOLAR CARPORT #8	8940	2010	2/18/2021	\$0	\$0	\$0		\$223,500	
	2460 Fairview Drive									
4160	SOLAR CARPORT #9	4140	2010	2/18/2021	\$0	\$0	\$0		\$103,500	
	2460 Fairview Drive									
4161	SOLAR CARPORT #10	3000	2010	2/18/2021	\$0	\$0	\$0		\$75,000	
	2460 Fairview Drive									
4162	SOLAR CARPORT #11	3600	2010	2/18/2021	\$0	\$0	\$0		\$90,000	
	2460 Fairview Drive									
4163	SOLAR CARPORT #12	3600	2010	2/18/2021	\$0	\$0	\$0		\$90,000	
	2460 Fairview Drive									
4164	SOLAR CARPORT #13	3600	2010	2/18/2021	\$0	\$0	\$0		\$90,000	
	2460 Fairview Drive									
4165	SOLAR CARPORT #14	3600	2010	2/18/2021	\$0	\$0	\$0		\$90,000	
	2460 Fairview Drive									
4166	SOLAR CARPORT #15	3600	2010	2/18/2021	\$0	\$0	\$0		\$90,000	
	2460 Fairview Drive									
4167	SOLAR CARPORT #16	1800	2010	2/18/2021	\$0	\$0	\$0		\$90,000	
	2460 Fairview Drive									
4168	WASH STATION BUILDING	5000	2013	2/18/2021	\$0	\$0	\$0		\$250,000	
	2460 Fairview Drive									

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
4153	SOLAR CARPORT #2	8940	2010	2/18/2021	\$0	\$0	\$0		\$223,500	
	2460 Fairview Drive		Carson City							
Report Totals.....:		266,184			\$359,200	\$4,521,700	\$2,228,055	\$7,108,955	\$58,208,125	12%

Acronyms List

Acronym	Definition
<i>Building Codes, Laws, Regulations and Guidelines</i>	
AHJ	Authority Having Jurisdiction
AWWA	American Water Works Association
HVAC	Heating, Ventilating & Air Conditioning
IBC	International Building Code
ICC	International Code Council
IEBC	International Existing Building Code
IECC	International Energy Conservation Code
IFC	International Fire Code
IFGC	International Fuel Gas Code
IRC	International Residential Code
NFPA	National Fire Protection Association
NEC	National Electrical Code
OSHA	Occupational Safety and Health Administration
SAD	Standards for Accessible Design
SMACNA	Sheet Metal and Air Conditioning Contractors National Association
UMC	Uniform Mechanical Code
UPC	Uniform Plumbing Code
<i>State of Nevada</i>	
CIP	Capital Improvement Project
FCA	Facility Condition Analysis
FCNI	Facility Condition Needs Index
FRC	Facility Replacement Cost
NAC	Nevada Administrative Code
NDEP	Nevada Department of Environmental Protection
NRS	Nevada Revised Statutes
SFM	State Fire Marshal
SHPO	State Historic Preservation Office
SPWD	State Public Works Division
<i>Miscellaneous</i>	
DDC	Direct Digital Controls
FRP	Fiberglass Reinforced Plastic
GFCI	Ground Fault Circuit Interrupter
LED	Light Emitting Diode
PRV	Pressure Regulating Valve
TDD	Telecommunications Device for the Deaf
VCT	Vinyl Composite Tile

This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.

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Building Name	Index #	
NEVADA NATIONAL GUARD CARSON CITY SITE	9891	
WASH STATION SUPPORT BUILDING	4169	
WASH STATION BUILDING	4168	No Current Projects
SOLAR CARPORT #16	4167	No Current Projects
SOLAR CARPORT #15	4166	No Current Projects
SOLAR CARPORT #14	4165	No Current Projects
SOLAR CARPORT #13	4164	No Current Projects
SOLAR CARPORT #12	4163	No Current Projects
SOLAR CARPORT #11	4162	No Current Projects
SOLAR CARPORT #10	4161	No Current Projects
SOLAR CARPORT #9	4160	No Current Projects
SOLAR CARPORT #8	4159	No Current Projects
SOLAR CARPORT #7	4158	No Current Projects
SOLAR CARPORT #6	4157	No Current Projects
SOLAR CARPORT #5	4156	No Current Projects
SOLAR CARPORT #4	4155	No Current Projects
SOLAR CARPORT #3	4154	No Current Projects
SOLAR CARPORT #2	4153	No Current Projects
SOLAR CARPORT #1	4152	No Current Projects
USPFO SOUTH - WAREHOUSE #1	3646	
USPFO NORTH - WAREHOUSE #2	3645	
ENTRANCE GUARD STATION	2987	
GUARD SHACK (VACANT)	2524	No Current Projects
STORAGE BUILDING	2523	
VEHICLE RAMADA #1	2521	
HAZ MATERIAL STORAGE #4	2520	
HAZ MAT STORAGE #3	2518	
OTAG BLDG / 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 SITE

SPWD Facility Condition Analysis - 9891

Survey Date: 2/18/2021

NEVADA NATIONAL GUARD CARSON CITY SITE

BUILDING REPORT

The Nevada National Guard Site on Fairview Drive is the main headquarters for the Nevada National Guard. It consists of 15 buildings and 16 carport 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 with carport structures is located in the center of the complex. Each structure has fixed solar photovoltaic (PV) arrays mounted to each carport structures. 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 northeast side off Edmonds Drive. There is a large area of pavement adjacent to the CSMS building for vehicle storage and circulation. The site is well maintained.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$223,000

Necessary - Not Yet Critical

Two to Four Years

PATCH, CRACK & SLURRY SEAL ASPHALT PAVING

Project Index #: 9891SIT3

Construction Cost \$208,000

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor replacement of deteriorated paving, minor crack filling and slurry sealing of the paving site wide. 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. 130,000 square feet of asphalt area was used to generate this estimate.

SNOWMELT SYSTEM REPAIRS

Project Index #: 9891ELE1

Construction Cost \$15,000

The sidewalk snow melt system on the east side of the USPFO was not functioning at the time of the survey. Without an operational snow melt system, ice builds up on the sidewalk creating hazardous conditions. This project would fund the troubleshooting, electrical tracing and minor concrete demolition and replacement to make the required repairs to restore the snow melt system.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$223,000
Priority Class 3:	\$0
Grand Total:	\$223,000

WASH STATION SUPPORT BUILDING

SPWD Facility Condition Analysis - 4169

Survey Date: 2/24/2021

WASH STATION SUPPORT BUILDING BUILDING REPORT

The Wash Station Support Building is a concrete masonry unit (CMU) building on a concrete foundation. The roof is wood framed with an asphalt composition roof. The building is located on the west side of the site just west of the Wash Station Building.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$4,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 4169EXT1****Construction Cost \$2,000**

The exterior finishes were in good condition. 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 the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 4169INT1****Construction Cost \$2,000**

The interior finishes were in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 4 - 6 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): 504	IBC Occupancy Type 1: 100 % U
Year Constructed: 2013	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % CMU Concrete Block	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type: II-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$7.94
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$250,000
Priority Class 3:	\$4,000	Facility Replacement Cost per Square Foot:	\$496
Grand Total:	\$4,000	FCNI:	2%

USPFO SOUTH - WAREHOUSE #1

SPWD Facility Condition Analysis - 3646

Survey Date: 2/18/2021

USPFO SOUTH - WAREHOUSE #1**BUILDING REPORT**

USPFO Warehouse #1 is a pre-engineered metal building with factory finished metal roofing and exterior wall panels. It is located in the northwest corner of the site just south of USPFO Warehouse #2. The building has fire sprinklers installed.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$5,400****Long-Term Needs****Four to Ten Years****Project Index #: 3646EXT1****Construction Cost \$5,400****EXTERIOR FINISHES**

The exterior finishes were in good condition. 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 caulking and sealing flashings, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 1,800	IBC Occupancy Type 1: 0 %
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 0 %	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type:
Number of Levels (Floors): 0	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$3.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$225,000
Priority Class 3:	\$5,400	Facility Replacement Cost per Square Foot:	\$125
Grand Total:	\$5,400	FCNI:	2%

State of Nevada / Military

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USPFO NORTH - WAREHOUSE #2

SPWD Facility Condition Analysis - 3645

Survey Date: 2/18/2021

USPFO NORTH - WAREHOUSE #2

BUILDING REPORT

USPFO Warehouse #2 is a pre-engineered metal building with painted meal roofing and exterior wall panels. It is located in the northwest corner of the site just north of USPFO Warehouse #1. The building has fire sprinklers installed.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$7,200

Long-Term Needs

Four to Ten Years

Project Index #: 3645EXT1

Construction Cost \$7,200

EXTERIOR FINISHES

The exterior finishes were in good condition. 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 caulking and sealing the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 2,400

Year Constructed: 0

Exterior Finish 1: 0 %

Exterior Finish 2: 0 %

Number of Levels (Floors): 0 Basement? No

IBC Occupancy Type 1: 0 %

IBC Occupancy Type 2: 0 %

Construction Type:

IBC Construction Type:

Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0

Priority Class 2: \$0

Priority Class 3: \$7,200

Grand Total: \$7,200

Project Construction Cost per Square Foot: \$3.00

Total Facility Replacement Construction Cost: \$300,000

Facility Replacement Cost per Square Foot: \$125

FCNI: 2%

ENTRANCE GUARD STATION

SPWD Facility Condition Analysis - 2987

Survey Date: 2/18/2021

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 to enter the site. The building has a public reception area for check in, identification verification and receiving guest passes. It also contains a mechanical / electrical room and a mostly ADA compliant unisex restroom. The HVAC system consists of a gas-fired forced air unit (FAU) with a split condensing unit exterior to the building. The building is in good shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$5,180****Long-Term Needs****Four to Ten Years****Project Index #: 2987EXT1****EXTERIOR FINISHES****Construction Cost \$2,590**

The exterior finishes were in good condition. 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 (CMU) walls and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2987INT1**INTERIOR FINISHES****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	IBC Occupancy Type 1: 100 % B
Year Constructed: 2009	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry Units & Steel
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

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: 2/18/2021

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 located at the southwest corner of the site and is in fair shape.

PRIORITY CLASS 3 PROJECTSTotal Construction Cost for Priority 3 Projects: **\$2,500****Long-Term Needs****Four to Ten Years**Project Index #: **2523EXT1****EXTERIOR FINISHES**Construction Cost **\$2,500**

The exterior finishes were in fair condition. 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 the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 4 - 6 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	IBC Occupancy Type 1:	100 % S-2
Year Constructed:	0	IBC Occupancy Type 2:	0 %
Exterior Finish 1:	100 % Metal Siding	Construction Type:	Engineered Metal Building
Exterior Finish 2:	0 %	IBC Construction Type:	III-B
Number of Levels (Floors):	1	Percent Fire Suppressed:	0 %
Basement?	No		

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:	\$250,000
Priority Class 3:	\$2,500	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$2,500	FCNI:	1%

RAMADA #2

SPWD Facility Condition Analysis - 2522

Survey Date: 7/7/2005

RAMADA #2

BUILDING REPORT

The Ramada #2 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 roof.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$2,400****Long-Term Needs****Four to Ten Years****Project Index #: 2522EXT1****EXTERIOR FINISHES****Construction Cost \$2,400**

The exterior finishes were in good condition. 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	IBC Occupancy Type 1: 100 % S-4
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Concrete Columns/O	Construction Type: Steel framed structure.
Exterior Finish 2: 0 %	IBC Construction Type: I-FR
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$1.52
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$118,000
Priority Class 3:	\$2,400	Facility Replacement Cost per Square Foot:	\$75
Grand Total:	\$2,400	FCNI:	2%

VEHICLE RAMADA #1

SPWD Facility Condition Analysis - 2521

Survey Date: 2/18/2021

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: \$2,400****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2521EXT1****EXTERIOR FINISHES****Construction Cost \$2,400**

The exterior finishes were in good condition. 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	IBC Occupancy Type 1: 100 % U
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Concrete Columns/O	Construction Type: Concrete Post and Steel
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$1.52
Priority Class 2:	\$2,400	Total Facility Replacement Construction Cost:	\$118,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$75
Grand Total:	\$2,400	FCNI:	2%

HAZ MATERIAL STORAGE #4

SPWD Facility Condition Analysis - 2520

Survey Date: 2/18/2021

HAZ MATERIAL STORAGE #4 BUILDING REPORT

The Hazardous Material Storage #4 building is concrete masonry unit (CMU) building on a concrete slab-on-grade foundation. The building has a double man door on front, electrical service and is vented.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2520EXT1****Construction Cost \$1,500****EXTERIOR FINISHES**

The exterior finishes were in poor condition. 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 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): 500	IBC Occupancy Type 1: 100 % H-3
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered Steel Building
Exterior Finish 2: 0 %	IBC Construction Type: III-A
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$3.00
Priority Class 2:	\$1,500	Total Facility Replacement Construction Cost:	\$50,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$1,500	FCNI:	3%

State of Nevada / Military

Site number: 9891

HAZ MAT STORAGE #3

SPWD Facility Condition Analysis - 2518

Survey Date: 2/18/2021

HAZ MAT STORAGE #3

BUILDING REPORT

The Hazardous Material Storage Building #3 is a pre-engineered metal structure designed for the storage of hazardous material.

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$0.77
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$20,000
Priority Class 3:	\$500	Facility Replacement Cost per Square Foot:	\$31
Grand Total:	\$500	FCNI:	3%

OTAG BLDG / LAWRENCE E. JACOBSEN CENTER

SPWD Facility Condition Analysis - 2199

Survey Date: 2/18/2021

OTAG BLDG / 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 (CMU) walls, brick masonry walls and accents and has a combination of single-ply and standing seam metal roofing. The single ply roofing was replaced in 2018 which included a 20 year warranty. The main structural components are masonry and steel. The interior contains a secured entrance foyer, offices, ADA accessible restrooms, auditorium, gymnasium, maintenance shops, physical fitness area, maintenance shops, storage and kitchen facilities. The hot water for the building was supplemented by roof mounted solar panels. The solar hot water panel system has failed and will be addressed in this report including replacement of the domestic hot water system. The building is connected to the site wide solar photovoltaic (PV) system supplementing the electrical power. The HVAC system consists of roof mounted package units that are old and need replacement. The HVAC system will also be addressed in this report. The facility has a fire alarm and sprinkler system and is well maintained.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$67,500****Currently Critical****Immediate to Two Years****ADA CANE DETECTION BARRIER INSTALLATION****Project Index #: 2199ADA2****Construction Cost \$2,500**

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 - 2018 Section 1012 and ADAAG 4.4.2 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/02/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/18/2021.

ARC FLASH and ELECTRICAL COORDINATION STUDY**Project Index #: 2199ELE4****Construction Cost \$50,000**

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

WINDOW REPAIRS**Project Index #: 2199EXT2****Construction Cost \$15,000**

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.

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 02/18/2021.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,929,400****Necessary - Not Yet Critical****Two to Four Years****ELECTRICAL TRANSFORMER REPLACEMENT****Project Index #: 2199ELE3****Construction Cost \$186,800**

The existing transformers in the building are overloaded which results in less efficient operation, noise and heat. This project will replace the electrical transformers throughout the building. The new transformers will be sized for the current building electrical demand.

This project is in design under CIP 21-M43 and the estimate is based off that project.

FLOORING REPLACEMENT**Project Index #: 2199INT2****Construction Cost \$316,500**

The carpet in the building is showing signs of extreme wear and should be scheduled for replacement. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 2 - 3 years. A total of 30,000 ft2 was used for this estimate.

HVAC EQUIPMENT REPLACEMENT**Project Index #: 2199HVA2****Construction Cost \$1,549,500**

The HVAC equipment in the building is approximately 18 years old and nearing the end of its life. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production is mandated to be phased out completely by January 1, 2020. Temperature stratification has been observed in the Drill Hall and there is a noticeable temperature difference from the lower and upper space. This project will replace the rooftop HVAC equipment, piping, ductwork and related controls.

This project is in design under CIP 19-M32 and the estimate is based off that project.

OVERHEAD DOOR REPLACEMENT**Project Index #: 2199INT3****Construction Cost \$299,500**

Due to the extreme weather temperatures in Nevada, many large volume spaces waste energy and allow heat or cold air to pass around and through lower quality overhead doors. The existing doors are steel cold rolled slat doors which are poor fitting and are inefficient allowing air infiltration through and around the doors. This project will remove and replace the 5 rollup doors, seals and operators with higher quality doors, seals and operators that will also increase safety. This project is in design under CIP 21-M34 and the estimate is based off that project.

SITE BOLLARDS**Project Index #: 2199SIT1****Construction Cost \$16,800**

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 and 02/02/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/18/2021.

WATER HEATING REPLACEMENT**Project Index #: 2199PLM1****Construction Cost \$560,300**

The existing domestic hot water system cannot meet domestic hot water demand, in part, because the solar hot water portion of the system has failed. Currently, the heating hot water boilers provide all of the heating capacity for the domestic hot water needs via a heat exchanger and storage tank. This project will replace the existing domestic hot water system with a stand-alone gas fired water heaters.

This project is in design under CIP 21-M43 and the estimate is based off that project.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$797,380****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2199EXT1****Construction Cost \$398,690**

The exterior finishes were in fair condition. 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 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 2199INT1****Construction Cost \$398,690**

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 4 - 6 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): 79,738	IBC Occupancy Type 1: 100 % B
Year Constructed: 2002	IBC Occupancy Type 2: %
Exterior Finish 1: 90 % Concrete Masonry U	Construction Type: Concrete Masonry Units & steel
Exterior Finish 2: 10 % Glazing	IBC Construction Type: III-A
Number of Levels (Floors): 2	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$67,500	Project Construction Cost per Square Foot: \$47.58
Priority Class 2: \$2,929,400	Total Facility Replacement Construction Cost: \$27,908,000
Priority Class 3: \$797,380	Facility Replacement Cost per Square Foot: \$350
Grand Total: \$3,794,280	FCNI: 14%

CSMS BUILDING

SPWD Facility Condition Analysis - 1676

Survey Date: 2/18/2021

**CSMS BUILDING
BUILDING REPORT**

The CSMS Building is constructed of concrete masonry units (CMU), concrete foundation and structural steel roof framing covered by a single- ply roof membrane system. The roofing was replaced in 2008 which included a 15 year warranty. Roof replacement planning will be addressed in this report. 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: \$143,500****Currently Critical****Immediate to Two Years****ADA EMPLOYEE LOUNGE UPGRADES****Project Index #: 1676ADA1****Construction Cost \$7,500**

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 - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/02/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/18/2021.

ADA RESTROOM UPGRADE**Project Index #: 1676ADA4****Construction Cost \$50,000**

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 - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/02/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/18/2021.

ADA SHOWER UPGRADE**Project Index #: 1676ADA3****Construction Cost \$40,000**

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 - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/02/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/18/2021.

ARC FLASH and ELECTRICAL COORDINATION STUDY

Project Index #: 1676ELE2

Construction Cost \$40,000

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

GATE VALVE REPLACEMENT

Project Index #: 1676PLM4

Construction Cost \$6,000

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.

This project or a portion thereof was previously recommended in the FCA report dated 02/02/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/18/2021.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$1,036,200

Necessary - Not Yet Critical

Two to Four Years

COMPRESSED AIR SYSTEM REPLACEMENT

Project Index #: 1676PLM2

Construction Cost \$235,000

Compressed air is a critical utility in the maintenance shop that is used for pneumatic tools, painting, lubrication distribution and general cleanup. The compressed air system, including the piping distribution, is original to the building, leaks and has reached the end of its useful life. This project would upgrade the compressed air system by replacing the air compressors, filtration, drying systems and piping distribution.

HVAC EQUIPMENT REPLACEMENT

Project Index #: 1676ENR1

Construction Cost \$801,200

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. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. 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 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 and 02/02/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/18/2021.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$1,239,795

Long-Term Needs

Four to Ten Years

EXTERIOR FINISHES

Project Index #: 1676EXT1

Construction Cost \$208,100

The exterior finishes were in fair condition. 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 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

Project Index #: 1676INT1

Construction Cost \$208,095

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 - 6 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.

Project Index #: 1676EXT2
Construction Cost \$823,600

ROOF REPLACEMENT

The single ply roof on this building was installed in 2008 with a 15 year warranty. No evidence of leaks were noticed, however, it is recommended to plan to re-roof in the next 6 - 10 years with a new single ply roofing system. This estimate includes removal and disposal of the old roofing system.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$143,500	Project Construction Cost per Square Foot:	\$58.13
Priority Class 2:	\$1,036,200	Total Facility Replacement Construction Cost:	\$14,567,000
Priority Class 3:	\$1,239,795	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$2,419,495	FCNI:	17%

HAZ MATERIAL STORAGE #2

SPWD Facility Condition Analysis - 1453

Survey Date: 2/18/2021

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 4 - 6 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	IBC Occupancy Type 1: 100 % H-4
Year Constructed: 2004	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Precast Concrete	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type: I-A
Number of Levels (Floors): 1 Basement? No	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:	\$36,000
Priority Class 3:	\$1,200	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$1,200	FCNI:	3%

HAZ MATERIAL STORAGE #1

SPWD Facility Condition Analysis - 1452

Survey Date: 2/18/2021

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

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 4 - 6 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	IBC Occupancy Type 1: 100 % H-4
Year Constructed: 2004	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: 0 %	IBC Construction Type: I-A
Number of Levels (Floors): 1 Basement? No	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: \$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: 2/18/2021

**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 (CMU) with red brick masonry columns and accents. It has a single-ply roofing system and a concrete foundation. The roofing was replaced in 2020 which included a 20 year warranty. 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: \$148,200****Currently Critical****Immediate to Two Years****ADA EMPLOYEE LOUNGE UPGRADES****Project Index #: 0271ADA1****Construction Cost \$10,000**

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 - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/02/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/18/2021.

ARC FLASH and ELECTRICAL COORDINATION STUDY**Project Index #: 0271ELE2****Construction Cost \$40,000**

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

FIRE ALARM SYSTEM UPGRADE**Project Index #: 0271SFT1****Construction Cost \$98,200**

This building is equipped with an automatic fire detection and alarm system that is comprised of 3 separate systems and do not communicate properly. It is recommended that the system be upgraded to eliminate this issue and to ensure the safety of the occupants. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2018 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$329,200****Necessary - Not Yet Critical****Two to Four Years****CARPET REPLACEMENT****Project Index #: 0271INT2****Construction Cost \$105,500**

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.

This project or a portion thereof was previously recommended in the FCA report dated 02/02/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/18/2021.

Project Index #: 0271EXT2
Construction Cost \$163,700

EXTERIOR FINISHES

The exterior finishes were in poor condition due to concrete masonry unit (CMU) efflorescence on the building interior. 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 #: 0271HVA2
Construction Cost \$40,000

HVAC EQUIPMENT REPLACEMENT

There are 2 rooftop packaged HVAC units that are original to the building and are not energy efficient. The packaged HVAC units have reached the end of their expected and useful life. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project would provide for the installation of two new 5 ton packaged HVAC units. Also included in this estimate is new curb adapters, roofing modifications, 100 feet of new condensate line, crane and rigging removal and installation and all required connections to utilities.

Project Index #: 0271EXT3
Construction Cost \$20,000

LOADING DOCK UPGRADES

The manual dock levelers at the loading dock are failing and need replacement. This project would provide funding to remove and replace the failing dock levelers and add additional dock bumpers as required.

PRIORITY CLASS 3 PROJECTS

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

Long-Term Needs

Four to Ten Years

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

INTERIOR FINISHES

The interior finishes are in fair condition; however the efflorescence salts need to be removed in the Entry once the CMU exterior is sealed. It is recommended that the interior walls and ceilings be painted or sealed at least once in the next 4 - 6 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.

BUILDING INFORMATION:

Gross Area (square feet): 32,740	IBC Occupancy Type 1: 100 % B
Year Constructed: 2003	IBC Occupancy Type 2: %
Exterior Finish 1: 80 % Colored CMU/Red B	Construction Type: Concrete Masonry Units & Steel
Exterior Finish 2: 20 % Glass and Aluminum	IBC Construction Type: III-A
Number of Levels (Floors): 1	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$148,200	Project Construction Cost per Square Foot: \$19.58
Priority Class 2: \$329,200	Total Facility Replacement Construction Cost: \$11,459,000
Priority Class 3: \$163,700	Facility Replacement Cost per Square Foot: \$350
Grand Total: \$641,100	FCNI: 6%

NOTES:

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.128 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

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



Nevada National Guard Carson City Site - Site #9891
Description: View Southwest Toward Wash Station from USPFO.



Nevada National Guard Carson City Site - Site #9891
Description: Site Paving Patch, Crack Fill & Slurry Seal Needed.



Wash Station Support Building - Building #4169
Description: Exterior of the Building.



Wash Station Building - Building #4168
Description: Exterior of the Building.



Solar Carport #1- #16 - Buildings #4152 thru #4168
Description: View of Typical Solar Carports.



USPFO South – Warehouse #1 - Building #3646
Description: Exterior of the Building.



USPFO North – Warehouse #2 - Building #3645
Description: Exterior of the Building.



Entrance Guard Station - Building #2987
Description: Exterior of the Building.



Storage Building - Building #2523
Description: Exterior of the Building.



Vehicle Ramada #1 - Building #2521
Description: Exterior of the Structure.



Haz Material Storage #4 - Building #2520
Description: Exterior of the Building.



Haz Mat Storage #3 - Building #2518
Description: Exterior of the Building.



OTAG BLDG / Lawrence E. Jacobsen Center - Building #2199
Description: Exterior of the Building.



OTAG BLDG / Lawrence E. Jacobsen Center - Building #2199
Description: ADA Cane Detection Barrier Needed.



OTAG BLDG / Lawrence E. Jacobsen Center - Building #2199
Description: Window Repair / Replacement Needed.



OTAG BLDG / Lawrence E. Jacobsen Center - Building #2199
Description: HVAC Rooftop Equipment Replacement Needed.



CSMS Building - Building #1676
Description: Exterior of the Building.



CSMS Building - Building #1676
Description: HVAC Replacement Needed.



USPFO - Building #0271
Description: Exterior of the Building.



USPFO - Building #0271
Description: Flooring Replacement Needed.



USPFO - Building #0271
Description: HVAC Rooftop Unit Replacement Needed.



USPFO - Building #0271
Description: Dock Leveler Replacement Needed.