

State of Nevada
Department of Administration
Marlette Lake/Ash Canyon Site
Facility Condition Analysis

MARLETTE LAKE/ASH CANYON SITE

Located in Ash Canyon,
Carson City, Nevada 89701

Site Number: 9895
FACILITY CONDITION ANALYSIS



Report Printed in May 2005

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The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Board develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWB project managers.

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

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Board to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

Establishing a Facility Condition Needs Index (FCNI) for each building

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .60 or 60% are recommended to be considered for complete replacement.

Class Definitions

PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9895

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2503	MARLETTE STORAGE SHED Ash Canyon Carson City	48	0	3/3/2005	\$0	\$0	\$1,000	\$1,000	\$1,440	69%
2489	MARLETTE LAKE CHLORINE BUILDING Ash Canyon Carson City	512	1989	3/3/2005	\$0	\$0	\$6,500	\$6,500	\$128,000	5%
2485	MARLETTE LAKE 3 MIL GALLON STORAGE TANK 5400 N. Carson St Carson City		1979	3/3/2005	\$0	\$0	\$50,000	\$50,000	\$1,500,000	3%
2504	MARLETTE 1.5 MIL GALLON STORAGE TANK Ash Canyon Carson City		0	3/3/2005	\$0	\$0	\$12,000	\$12,000	\$750,000	2%
2486	MARLETTE LAKE 1 MIL GALLON STORAGE TANK 5400 N. Carson St Carson City		1984	3/3/2005	\$0	\$0	\$5,000	\$5,000	\$500,000	1%
2487	MARLETTE LAKE WATER TREATMENT BUILDING 5400 N. Carson St Carson City	3500	1984	3/3/2005	\$0	\$2,500	\$0	\$2,500	\$437,500	1%
9895	MARLETTE LAKE/ASH CANYON SITE Carson City		0	3/3/2005	\$0	\$86,000	\$5,000	\$91,000		0%
Report Totals.....:		4,060			\$0	\$88,500	\$79,500	\$168,000	\$3,316,940	5%

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**MARLETTE LAKE/ASH CANYON SITE
BUILDING REPORT**

The Marlette Lake/Ash Canyon Site is located at the base of the Sierra Nevada Mountains, approximately three miles West of Highway 395 in Carson City off of Winnie Lane. The site is surrounded by a 6 foot chain link fence with barbed wire across the top and a locked gate. The site contains three buildings and three storage tanks. The 3 and 1 million gallon storage tanks are currently being used by Carson City. The other tank is a water clarifier. The three buildings and the water clarifier ceased operation in 1997. The 2004 Waterfall Fire burned some of the landscaping and signage on the site.

The site is maintained by the Carson City Water Utility Section of the Public Works Operations Division and the State of Nevada Water System Manager, under the jurisdiction of the Buildings and Grounds Division.

PRIORITY CLASS 2 PROJECTS **Total Cost for Priority 2 Projects: \$1,000**
Necessary - Not Yet Two to Four Years

SIGNAGE **Project cost: \$1,000**
The Waterfall Fire burned all around the site and damaged or destroyed signage. This project would provide for new signage to be installed in accordance with NRS. 207.200.

PRIORITY CLASS 3 PROJECTS **Total Cost for Priority 3 Projects: \$5,000**
Long-Term Needs Four to Ten Years

FENCING **Project cost: \$5,000**
The Marlette Lake/Ash Canyon Site is currently fenced off to the general public for safety. There are some areas of the fence that are damaged and should be repaired. This project would provide for repairs to the existing 6 foot tall industrial chain link fence.

PROJECT TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$1,000
Priority Class 3:	\$5,000
Grand Total:	\$6,000

**MARLETTE 1.5 MIL GALLON STORAGE TANK
 BUILDING REPORT**

The 1.5 million gallon storage tank is located at the Marlette Lake/Ash Canyon Site West of Carson City, Nevada. The tank is a water clarifier. It ceased operation in 1997 according to the Water System Manager. The 1.5 million gallon water clarifying storage tank is maintained by the State of Nevada Water System Manager, under the jurisdiction of the Buildings and Grounds Division.

PRIORITY CLASS 3 PROJECTS **Total Cost for Priority 3 Projects: \$12,000**
Long-Term Needs **Four to Ten Years**

LONG TERM NEEDS **Project cost: \$12,000**

Projects in this category address long term needs of the facility. The cyclical treatment of the building exterior is very important to maintain the finish integrity and appearance of the building. This treatment includes painting, sealing, repair and cleaning where applicable.

BUILDING INFORMATION:

Gross Area (square feet):
Year Constructed: 0
Exterior Finish 1: 100 **Concrete/Metal Tank**
Exterior Finish 2: 0
Number of Levels (Floors): 0 **Basement? No**
UBC Occupancy Type 1: 100 **U-2**
UBC Occupancy Type 2: 0
Construction Type:
UBC Construction Type:

PROJECT TOTALS SUMMARY:

Priority Class 1:	\$0	Project Cost per Square Foot:	
Priority Class 2:	\$0	Total Facility Replacement Cost:	\$750,000
Priority Class 3:	\$12,000	Facility Replacement Cost per Square Foot:	
Grand Total:	\$12,000		

**MARLETTE STORAGE SHED
 BUILDING REPORT**

The storage shed is located at Marlette Lake/Ash Canyon Site West of Carson City. Currently, the building no longer stores chlorine gas. The building ceased operation in 1997 and now is used only for storage of soda ash. The building is maintained by the State of Nevada Water System Manager, under the jurisdiction of the Buildings and Grounds Division.

PRIORITY CLASS 3 PROJECTS **Total Cost for Priority 3 Projects: \$1,000**
Long-Term Needs **Four to Ten Years**

PAINTING **Project cost: \$1,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project includes items to protect the exterior building envelope other than the roof, including painting, staining, or other applied finishes, and caulking around doors, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. This will reduce possible accelerated deterioration due to non-use of the building.

BUILDING INFORMATION:

Gross Area (square feet): 48
Year Constructed: 0
Exterior Finish 1: 100 **Metal Siding**
Exterior Finish 2: 0
Number of Levels (Floors): 1 **Basement? No**
UBC Occupancy Type 1: 100 **S-2**
UBC Occupancy Type 2: 0
Construction Type:
UBC Construction Type: V-N

PROJECT TOTALS SUMMARY:

Priority Class 1:	\$0	Project Cost per Square Foot:	\$20.83
Priority Class 2:	\$0	Total Facility Replacement Cost:	\$1,440
Priority Class 3:	\$1,000	Facility Replacement Cost per Square Foot:	\$30
Grand Total:	\$1,000		

**MARLETTE LAKE CHLORINE BUILDING
 BUILDING REPORT**

The Chlorine Building was built in 1989 and is located at the Marlette Lake/Ash Canyon Site West of Carson City.

Currently, the building no longer stores chlorine gas. It ceased operation in 1997 according to the State of Nevada Water System Manager. The building is maintained by the State of Nevada Water System Manager, under the jurisdiction of the Buildings and Grounds Division.

PRIORITY CLASS 3 PROJECTS **Total Cost for Priority 3 Projects: \$6,500**

Long-Term Needs **Four to Ten Years**

PAINTING **Project cost: \$5,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project includes items to protect the exterior building envelope other than the roof, including painting, staining, or other applied finishes, and caulking around doors, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition.

ROOF **Project cost: \$1,500**

The asphalt roof on this building was in poor condition at the time of the survey. There were sections of shingles missing. This project would provide for removal of existing roof and underlayment and installation of a 25 year asphalt composition roof with new underlayment.

BUILDING INFORMATION:

Gross Area (square feet): 512
Year Constructed: 1989
Exterior Finish 1: 100 **Painted CMU**
Exterior Finish 2: 0
Number of Levels (Floors): 1 **Basement? No**
UBC Occupancy Type 1: 100 **S-2**
UBC Occupancy Type 2: 0
Construction Type:
UBC Construction Type: I-FR

PROJECT TOTALS SUMMARY:

Priority Class 1:	\$0	Project Cost per Square Foot:	\$11.72
Priority Class 2:	\$0	Total Facility Replacement Cost:	\$128,000
Priority Class 3:	\$6,500	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$6,500		

**MARLETTE LAKE WATER TREATMENT BUILDING
 BUILDING REPORT**

The Marlette Lake Water Treatment Building was constructed in 1984 and is located at the Marlette Lake/Ash Canyon Site West of Carson City.

The prefabricated metal building was used for treating the water from Marlette Lake. All the equipment required for this task is currently located inside but is no longer in service as of 1997. This treatment plant is no longer required nor used. All the chemicals required for water treatment including chlorine are not present in the building.

The building is maintained by the State of Nevada Water System Manager, under the jurisdiction of the Buildings and Grounds Division.

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

RODENT ABATEMENT **Project cost: \$2,500**

There are numerous rodent droppings throughout the storage building. Due to the potential risk of disease and Hantavirus, a project is recommended to assess the building for infestation and contamination by rodents by a licensed professional. Any future projects would come from report recommendations. This project should be completed prior to occupancy or usage by employees.

BUILDING INFORMATION:

Gross Area (square feet): 3,500
 Year Constructed: 1984
 Exterior Finish 1: 100 Metal Siding
 Exterior Finish 2: 0
 Number of Levels (Floors): 1 Basement? No
 UBC Occupancy Type 1: 100 S-1
 UBC Occupancy Type 2: 0
 Construction Type:
 UBC Construction Type: I-FR

PROJECT TOTALS SUMMARY:

Priority Class 1:	\$0	Project Cost per Square Foot:	\$0.57
Priority Class 2:	\$2,500	Total Facility Replacement Cost:	\$437,500
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$125
Grand Total:	\$2,500		

**MARLETTE LAKE 1 MIL GALLON STORAGE TANK
 BUILDING REPORT**

The 1 million gallon water storage tank also known as the Concrete Reservoir (V&T) is a concrete reservoir that is located 500 feet west of the Marlette Lake/Ash Canyon Site, West of Carson City, Nevada. It is surrounded with a 6 foot chain link fence with barbed wire across the top. Water currently enters through a pipeline at the northwest end and flows towards the drain outlet at the south side continuing on to the storage tanks below owned by Carson City.

The site is maintained by the Carson City Water Utility Section of the Public Works Operations Division and the State of Nevada Water System Manager, under the jurisdiction of the Buildings and Grounds Division.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$5,000
Long-Term Needs	Four to Ten Years	

LONG TERM NEEDS	Project cost:	\$5,000
It is important to maintain the concrete reservoir. This project would provide for routine cleaning, sweeping, sealing and clearance of debris in the reservoir.		

BUILDING INFORMATION:

Gross Area (square feet):	
Year Constructed:	1984
Exterior Finish 1:	100 Concrete Reservoir
Exterior Finish 2:	0
Number of Levels (Floors):	0
Basement?	No
UBC Occupancy Type 1:	0 U-2
UBC Occupancy Type 2:	0
Construction Type:	
UBC Construction Type:	

PROJECT TOTALS SUMMARY:

Priority Class 1:	\$0	Project Cost per Square Foot:	
Priority Class 2:	\$0	Total Facility Replacement Cost:	\$500,000
Priority Class 3:	\$5,000	Facility Replacement Cost per Square Foot:	
Grand Total:	\$5,000		

**MARLETTE LAKE 3 MIL GALLON STORAGE TANK
 BUILDING REPORT**

The 3 million gallon water storage tank is located at the Marlette Lake/Ash Canyon Site, West of Carson City, Nevada.

Carson City is currently using the water in the tank. The site is maintained by the Carson City Water Utility Section of the Public Works Operations Division and the State of Nevada Water System Manager, under the jurisdiction of the Buildings and Grounds Division.

PRIORITY CLASS 3 PROJECTS **Total Cost for Priority 3 Projects: \$50,000**

Long-Term Needs **Four to Ten Years**

PAINTING **Project cost: \$50,000**

It is important to maintain the finish, weather resistance and appearance of the tank. This project recommends work to protect the exterior tank envelope, including sand blasting, painting, staining, or other applied finishes and other penetrations to maintain the tank in good, weather tight condition.

BUILDING INFORMATION:

Gross Area (square feet):
Year Constructed: 1979
Exterior Finish 1: 100 **Painted Steel**
Exterior Finish 2: 0
Number of Levels (Floors): 1 **Basement?** No
UBC Occupancy Type 1: 100 **U-2**
UBC Occupancy Type 2: 0
Construction Type:
UBC Construction Type: I-FR

PROJECT TOTALS SUMMARY:

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

NOTES:

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

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

This report was created under the authority found in NRS 341.201 by the State Public Works Board and should be utilized as a planning level document.

REPORT DEVELOPMENT:

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



Marlette Lake / Ash Canyon- Building Index # 2485
Description: 3 Million Gallon Storage Tank



Marlette Lake / Ash Canyon- Building Index # 2489
Description: Chlorine Building Exterior



Marlette Lake / Ash Canyon- Building Index # 2503
Description: Marlette Storage Shed Exterior



Marlette Lake / Ash Canyon- Building Index # 2487
Description: Marlette Lake Water Treatment Building



Marlette Lake / Ash Canyon – Building Index #2487
Description: Interior of Water Treatment Building; Rodent Droppings on Floor



Marlette Lake / Ash Canyon- Building Index # 2504
Description: 1.5 Million Gallon Storage Tank / Waste Separator



Marlette Lake / Ash Canyon - Building Index # 2486
Description: 1 Million Gallon Storage Reservoir



Marlette Lake / Ash Canyon – Building Index #2486
Description: Drain Outlet of 1 Million Gallon Storage Reservoir