

State of Nevada  
Nevada Office of Veterans Services  
Northern Nevada Veterans Memorial Cemetery  
Facility Condition Analysis

# NORTHERN NEVADA VETERANS MEMORIAL CEMETERY

14 Veterans Way  
Fernley, Nevada 89408

**Site Number: 9898**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report Printed in February 2012

State of Nevada  
Nevada Office of Veterans Services  
Northern Nevada Veterans Memorial Cemetery  
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: 9898

## 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
1943	CEMETERY PAVILION 14 Veterans Way Fernley	576	1990	12/8/2011	\$0	\$27,880	\$0	\$27,880	\$115,200	24%
2036	CEMETERY STORAGE 2 14 Veterans Way Fernley	144	1997	12/8/2011	\$3,220	\$0	\$0	\$3,220	\$14,400	22%
1942	CEMETERY WELDING / STORAGE SHOP 14 Veterans Way Fernley	1152	1990	12/8/2011	\$0	\$7,728	\$3,600	\$11,328	\$86,400	13%
2500	MAINTENANCE SHOP 14 Veterans Way Fernley	1872	2004	12/8/2011	\$0	\$4,000	\$28,000	\$32,000	\$468,000	7%
2499	ADMINISTRATION OFFICE 14 Veterans Way Fernley	2160	2004	12/8/2011	\$0	\$10,800	\$10,800	\$21,600	\$594,000	4%
1944	CEMETERY PUBLIC INFORMATION OFFICE 14 Veterans Way Fernley	576	1990	12/8/2011	\$0	\$5,760	\$0	\$5,760	\$158,400	4%
2035	CEMETERY STORAGE 1 14 Veterans Way Fernley	1152	1994	12/8/2011	\$0	\$0	\$2,304	\$2,304	\$86,400	3%
9898	NORTHERN VETERANS MEMORIAL CEMETERY SITE 14 Veterans Way Fernley		1990	12/8/2011	\$58,750	\$0	\$0	\$58,750		0%
<b>Report Totals.....:</b>		<b>7,632</b>			<b>\$61,970</b>	<b>\$56,168</b>	<b>\$44,704</b>	<b>\$162,842</b>	<b>\$1,522,800</b>	<b>11%</b>

**Table of Contents**

<b>Building Name</b>	<b>Index #</b>
NORTHERN VETERANS MEMORIAL CEMETERY	9898
MAINTENANCE SHOP	2500
ADMINISTRATION OFFICE	2499
CEMETERY STORAGE 2	2036
CEMETERY STORAGE 1	2035
CEMETERY PUBLIC INFORMATION OFFICE	1944
CEMETERY PAVILION	1943
CEMETERY WELDING / STORAGE SHOP	1942

**NORTHERN VETERANS MEMORIAL CEMETERY SITE**

SPWD Facility Condition Analysis - 9898

Survey Date: 12/8/2011

**NORTHERN VETERANS MEMORIAL CEMETERY SITE**

**BUILDING REPORT**

The Northern Nevada Veterans Memorial Cemetery is located approximately 45 miles East of Reno, Nevada in the town of Fernley.

The cemetery is located in quiet and peaceful surroundings, and provides an atmosphere of respect and dignity to those who have served. The cemetery was established in 1990.

The site consists of 43 acres with approximately 10 acres developed. There is paved parking with ADA accessible parking and signage along with irrigated landscaping with a mix of turf and shrubbery. The site has city water and sewer services and propane for fuel fired equipment needs. There are numerous sidewalks, a large concrete patio area near the Pavilion and an ADA accessible walkway and ramp at the columbarium. The cemetery grounds are well kept.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects: \$58,750**

**Currently Critical**

**Immediate to Two Years**

**Project Index #: 9898SFT1**

**Construction Cost \$10,000**

**CONCRETE REPAIR - PAVILION AREA**

The concrete sections and expansion joints in the concrete patio between the Pavilion and the Public Information Building have become tripping hazards due to heaving, frost freeze cycles and possibly from roots of the trees in the planters. This project would provide for the replacement of the damaged sections and affected expansion joints with new concrete.

This project or a portion thereof was previously recommended in the FCA report dated 02/23/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/08/2011.

**Project Index #: 9898SIT2**

**Construction Cost \$48,750**

**SLURRY SEAL PAVING**

It is important to maintain the asphalt concrete paving for the site. This project would provide for minor crack filling and slurry sealing of the paving . Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 65,000 square feet of asphalt area was used to generate this estimate. This project also recommends that the parking and loading area at the Pavilion and Information Office be scheduled for sealing and striping within the next one to two years as this area is heavily used and some area are showing signs of failure.

This project or a portion thereof was previously recommended in the FCA report dated 02/23/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/08/2011.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$58,750</b>
<b>Priority Class 2:</b>	<b>\$0</b>
<b>Priority Class 3:</b>	<b>\$0</b>
<b>Grand Total:</b>	<b>\$58,750</b>

**MAINTENANCE SHOP**

SPWD Facility Condition Analysis - 2500

Survey Date: 12/8/2011

**MAINTENANCE SHOP  
BUILDING REPORT**

The Maintenance Shop is located on the west side of Veterans Memorial Cemetery in Fernley, Nevada. The facility is a 1,872 square foot structure, constructed of concrete masonry units and prefabricated wood roof trusses. The roof is a standing seam, stepped metal hip. The interior of the building consists of a small office, shop area, janitorial closet, and a unisex Accessible Restroom. The electrical main panel is 200 amp/single phase. The shop area has two hanging propane fired forced air furnaces and is cooled by an evaporative cooler, mounted on the roof. The office and restroom have a split HVAC system with chilled air.

The facility is well maintained.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$4,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**Project Index #: 2500INT1**  
**Construction Cost \$2,000**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings of the office and restroom be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Project Index #: 2500INT2**  
**Construction Cost \$2,000**

**REPLACE FLOORING IN OFFICE**

The sheet vinyl in the office area is showing signs of wear due to age and heavy use. This project would provide for new vinyl floor tile to be installed in the office area of the building. Removal and disposal of the old sheet vinyl is included in this estimated.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$28,000**  
**Long-Term Needs** **Four to Ten Years**

**Project Index #: 2500EXT1**  
**Construction Cost \$28,000**

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing of CMU or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 3 to 4 years and is recommended on a cyclical basis based on environmental conditions.

This project or a portion thereof was previously recommended in the FCA report dated 02/23/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/08/2011.

**BUILDING INFORMATION:**

Gross Area (square feet): 1,872  
Year Constructed: 2004  
Exterior Finish 1: 100 % Concrete Masonry U  
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: Concrete Masonry Units & Wood  
IBC Construction Type: V-B  
Percent Fire Supressed: 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$17.09
Priority Class 2:	\$4,000	Total Facility Replacement Construction Cost:	\$468,000
Priority Class 3:	\$28,000	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$32,000	FCNI:	7%

**ADMINISTRATION OFFICE**

SPWD Facility Condition Analysis - 2499

Survey Date: 12/8/2011

**ADMINISTRATION OFFICE**

**BUILDING REPORT**

The Administration Office is located at the west end of the Veterans Memorial Cemetery in Fernley, Nevada. The facility is a 2,160 square foot structure, constructed of concrete masonry units with a standing seam metal hip roof on a concrete foundation. The building has two split HVAC systems with chilled air. There are Men's and Women's accessible restrooms, a small conference room, and offices located within this building. It has a fire alarm and sprinkler system and is well maintained.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$10,800**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 2499INT2**

**Construction Cost \$10,800**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. 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: \$10,800**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 2499LGT1**

**Construction Cost \$10,800**

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing of CMU or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 3 to 4 years and is recommended on a cyclical basis based on environmental conditions.

This project or a portion thereof was previously recommended in the FCA report dated 02/23/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/08/2011.

**BUILDING INFORMATION:**

**Gross Area (square feet): 2,160**  
**Year Constructed: 2004**  
**Exterior Finish 1: 90 % Concrete Masonry U**  
**Exterior Finish 2: 10 % Glazing**  
**Number of Levels (Floors): 1      Basement? No**  
**IBC Occupancy Type 1: 100 % B**  
**IBC Occupancy Type 2: 0 %**  
**Construction Type: Concrete Masonry Units & Wood**  
**IBC Construction Type: V-A**  
**Percent Fire Supressed: 100 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$10.00</b>
<b>Priority Class 2:</b>	<b>\$10,800</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$594,000</b>
<b>Priority Class 3:</b>	<b>\$10,800</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$275</b>
<b>Grand Total:</b>	<b>\$21,600</b>	<b>FCNI:</b>	<b>4%</b>

**CEMETERY STORAGE 2  
 BUILDING REPORT**

The Cemetery Storage 2 is located north of the main entrance at Veterans Memorial Cemetery in Fernley, Nevada. The facility is 144 square foot structure constructed of concrete masonry units with a metal hip roof on a poured concrete foundation. The interior and exterior is unpainted/unfinished CMU and there is one 120Volt/20amp circuit. There is some damage to the doors and the CMU has water damage from sprinklers hitting the building. The building is used primarily for storage of maintenance equipment used by cemetery maintenance personnel.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$3,220**  
**Currently Critical** **Immediate to Two Years**

**EXTERIOR DOOR REPLACEMENT** **Project Index #: 2036EXT1**  
**Construction Cost \$2,500**

The existing double door assembly is damaged from heavy use and age. This project would provide for a new 6'-0"x7'-0" metal double door assembly including hardware, door stops and painting of door and frame. Included in this package price is the removal of a portion of the 6" concrete curb that interferes with the door operation on the south side. This project or a portion thereof was previously recommended in the FCA report dated 02/23/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/08/2011.

**EXTERIOR FINISHES** **Project Index #: 2036EXT2**  
**Construction Cost \$720**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing of CMU or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented within the next 2 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

**Gross Area (square feet): 144**  
**Year Constructed: 1997**  
**Exterior Finish 1: 100 % Concrete Masonry U**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 % S-2**  
**IBC Occupancy Type 2: %**  
**Construction Type: Concrete Masonry Units & Wood**  
**IBC Construction Type: V-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$3,220</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$22.36</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$14,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$100</b>
<b>Grand Total:</b>	<b>\$3,220</b>	<b>FCNI:</b>	<b>23%</b>

**CEMETERY STORAGE 1**

SPWD Facility Condition Analysis - 2035

Survey Date: 12/8/2011

**CEMETERY STORAGE 1**

**BUILDING REPORT**

The Cemetery Storage 1 is located on the west side of Veterans Memorial Cemetery in Fernley, Nevada. The facility is a 1,152 square foot structural steel prefabricated metal building. This building is used primarily for storage of cemetery equipment. There are no utilities to this building.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$2,304**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 2035EXT1**

**Construction Cost \$2,304**

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including sealing and caulking around flashing, fixtures, and other penetrations to maintain the metal building in good, weather tight condition. It is recommended that this project be implemented in the next 3 to 4 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

**Gross Area (square feet): 1,152**  
**Year Constructed: 1994**  
**Exterior Finish 1: 100 % Metal Siding**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 % S-2**  
**IBC Occupancy Type 2: %**  
**Construction Type: Type I, not sprinklered**  
**IBC Construction Type: II-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$2.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$86,000</b>
<b>Priority Class 3:</b>	<b>\$2,304</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$75</b>
<b>Grand Total:</b>	<b>\$2,304</b>	<b>FCNI:</b>	<b>3%</b>

**CEMETERY PUBLIC INFORMATION OFFICE  
 BUILDING REPORT**

The Cemetery Public Information Office is located north of the main entrance at the Veterans Memorial Cemetery in Fernley, Nevada. The facility is a 576 square foot structure constructed of concrete masonry units with an exposed timber laminated beam frame and exposed aggregate columns. The roof is a sloped/stepped metal hip. The building has a propane fired split HVAC system. There is a small conference area as you enter, a small kitchenette on the west side and ADA accessible Men's and Women's Restrooms. The primary use of this building is for small funerals, meetings and/or services.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$5,760**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR FINISHES**

**Project Index #: 1944EXT1**  
**Construction Cost \$2,880**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing of CMU or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 3 to 4 years and is recommended on a cyclical basis based on environmental conditions.

**INTERIOR FINISHES**

**Project Index #: 1944INT2**  
**Construction Cost \$2,880**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. 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): 576**  
**Year Constructed: 1990**  
**Exterior Finish 1: 100 % Concrete Masonry U**  
**Exterior Finish 2: 0 %**  
**Number of Levels (Floors): 1** **Basement? No**  
**IBC Occupancy Type 1: 50 % B**  
**IBC Occupancy Type 2: 50 % A-3**  
**Construction Type: Concrete Masonry Units & Wood**  
**IBC Construction Type: V-A**  
**Percent Fire Suppressed: 100 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$10.00</b>
<b>Priority Class 2:</b>	<b>\$5,760</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$158,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$275</b>
<b>Grand Total:</b>	<b>\$5,760</b>	<b>FCNI:</b>	<b>4%</b>

**CEMETERY PAVILION**

SPWD Facility Condition Analysis - 1943

Survey Date: 12/8/2011

**CEMETERY PAVILION  
BUILDING REPORT**

The Cemetery Pavilion is located north of the main entrance at the Veterans Memorial Cemetery in Fernley, Nevada. The facility is post and beam construction with exposed glued laminated timber beam frame and exposed aggregate columns. The roof is a sloped/stepped metal hip. There is a store front glass/sloped glazing component on three sides and the fourth side is open.

The primary use of the building is used as an outside meeting or gathering place.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$27,880**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR FINISHES**

**Project Index #: 1943EXT2  
Construction Cost \$2,880**

It is important to maintain the finish, weather resistance and appearance of the structure. This project recommends work to protect the pavilion, other than the roof, including painting, staining, sealing of the wood structure or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the pavilion in good, weather tight condition. It is recommended that this project be implemented in the next 2 years and is recommended on a cyclical basis based on environmental conditions.

**STOREFRONT / SLOPED GLAZING REPLACEMENT**

**Project Index #: 1943EXT1  
Construction Cost \$25,000**

The storefront glazing system shows signs of failure due to age, exposure, broken seals around the glazing panels and water infiltration. This project would provide for new tempered glazing panels to be installed. Removal and disposal of the existing system is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 02/23/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/08/2011.

**BUILDING INFORMATION:**

**Gross Area (square feet): 576**  
**Year Constructed: 1990**  
**Exterior Finish 1: 30 % Precast Concrete/CM**  
**Exterior Finish 2: 70 % Glazing / Open**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 % U**  
**IBC Occupancy Type 2: %**  
**Construction Type: Wood Post & Beam**  
**IBC Construction Type: V-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$48.40</b>
<b>Priority Class 2:</b>	<b>\$27,880</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$115,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$200</b>
<b>Grand Total:</b>	<b>\$27,880</b>	<b>FCNI:</b>	<b>24%</b>

**CEMETERY WELDING / STORAGE SHOP  
BUILDING REPORT**

The Cemetery Welding / Storage Shop is located at the west end of the Veterans Memorial Cemetery site in Fernley, Nevada. The building is a structural steel prefabricated metal building with a small Office / Restroom area which is no longer in use. There are no plumbing fixtures in the restroom. The building is used primarily for storing, servicing and repairing maintenance equipment for the cemetery. There is a ceiling hung propane fired heating unit and a side mounted evaporative cooler which staff indicated are not used. The building is in fair condition.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$7,728**  
**Necessary - Not Yet Critical** **Two to Four Years**

**LIGHTING UPGRADE**

**Project Index #: 1942ENR2**  
**Construction Cost \$1,728**

The building lighting fixtures are older fluorescent units and not energy efficient. This project will upgrade lighting fixtures to T-8 lamps with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. Sensors should be installed in low occupancy areas for additional savings.

This project or a portion thereof was previously recommended in the FCA report dated 02/23/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/08/2011.

**OVERHEAD DOOR REPLACEMENT**

**Project Index #: 1942EXT2**  
**Construction Cost \$6,000**

There is an exterior man door and infill framing where an overhead coiling door was once located. It is damaged and staff indicated that they would like the overhead door re-installed. This project would provide for installation of a new overhead coiling door and required framing. Removal of the existing wall and door is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 02/23/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/08/2011.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$3,600**  
**Long-Term Needs** **Four to Ten Years**

**INSTALL PIPE BOLLARDS**

**Project Index #: 1942SIT3**  
**Construction Cost \$3,600**

The building is surrounded by asphalt paving. This project would add 8" diameter pipe bollards at areas of and to protect the exterior of the building and external utility riser connections. 12 pipe bollards was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 02/23/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/08/2011.

**BUILDING INFORMATION:**

**Gross Area (square feet): 1,152**  
**Year Constructed: 1990**  
**Exterior Finish 1: 100 % Metal Siding**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 % S-1**  
**IBC Occupancy Type 2: 0 %**  
**Construction Type: Engineered Steel Building**  
**IBC Construction Type: III-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$9.83</b>
<b>Priority Class 2:</b>	<b>\$7,728</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$86,000</b>
<b>Priority Class 3:</b>	<b>\$3,600</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$75</b>
<b>Grand Total:</b>	<b>\$11,328</b>	<b>FCNI:</b>	<b>13%</b>

**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  
Facilities Condition Analysis

515 E. Musser Street, Suite 102  
Carson City, Nevada 89701-4263

(775) 684-4141 voice  
(775) 684-4142 facsimile



Northern Nevada Veterans Memorial Cemetery Site - Site #9898  
Description: AC paving in need of crack filling and sealing.



Northern Nevada Veterans Memorial Cemetery Site - Site #9898  
Description: Concrete tripping hazard at pavilion area.



Northern Nevada Veterans Memorial Cemetery Site - Site #9898  
Description: AC paving in need of crack filling.



Maintenance Shop - Building #2500  
Description: Exterior of the building.



Maintenance Shop - Building #2500  
Description: Interior of the building.



Administration Office - Building #2499  
Description: Exterior of the building.



Administration Office - Building #2499  
Description: Interior of the reception area.



Cemetery Storage 2 - Building #2036  
Description: Exterior of the building, note damaged door.



Cemetery Storage 1 - Building #2035  
Description: Exterior of the building.



Cemetery Public Information Office - Building #1944  
Description: Exterior of the building.



Cemetery Public Information Office - Building #1944  
Description: Failing seals in glazing panels.



Cemetery Pavilion - Building #1943  
Description: Exterior of the building.



Cemetery Pavilion - Building #1943  
Description: Moisture damage to glazing panels.



Cemetery Welding / Storage Shop - Building #1942  
Description: Exterior of the building.



Cemetery Welding / Storage Shop - Building #1942  
Description: Damage to metal siding.



Cemetery Welding / Storage Shop - Building #1942  
Description: Interior of the shop.