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.
<table>
<thead>
<tr>
<th>Site number: 9900</th>
<th>Facility Condition Needs Index Report</th>
</tr>
</thead>
<tbody>
<tr>
<td>Index #</td>
<td>Building Name</td>
</tr>
<tr>
<td>2490</td>
<td>SIERRA FRONT INTERAGENCY DISPATCH CENTER</td>
</tr>
<tr>
<td>2311 Firebrand Circle</td>
<td>Minden</td>
</tr>
<tr>
<td>2491</td>
<td>SIERRA FRONT INTERAGENCY HANGAR</td>
</tr>
<tr>
<td>2301 Firebrand Circle</td>
<td>Minden</td>
</tr>
<tr>
<td>0661</td>
<td>NDOW AIRCRAFT HANGAR</td>
</tr>
<tr>
<td>2295 Firebrand Circle</td>
<td>Minden</td>
</tr>
<tr>
<td>9900</td>
<td>SIERRA FRONT INTERAGENCY DISPATCH CENTR</td>
</tr>
<tr>
<td>2395 Firebrand Circle</td>
<td>Minden</td>
</tr>
<tr>
<td><strong>Report Totals...............:</strong></td>
<td><strong>20,600</strong></td>
</tr>
</tbody>
</table>
# Table of Contents

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIERRA FRONT INTERAGENCY DISPATCH CENT</td>
<td>9900</td>
</tr>
<tr>
<td>SIERRA FRONT INTERAGENCY HANGAR</td>
<td>2491</td>
</tr>
<tr>
<td>SIERRA FRONT INTERAGENCY DISPATCH CENT</td>
<td>2490</td>
</tr>
<tr>
<td>NDOW AIRCRAFT HANGAR</td>
<td>0661</td>
</tr>
</tbody>
</table>
The Sierra Front Interagency Dispatch Center is located at the airport in Minden, Nevada. There are three State owned structures on land leased from BLM. They have city water and sewer service as well as natural gas. The dispatch building has a designated parking area with ADA accessible parking and route into the facility. The site is mostly paved with a little bit of landscaping surrounding the dispatch facility.

### PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 1 Projects: $36,500</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Currently Critical</strong></td>
<td></td>
</tr>
<tr>
<td><strong>ABOVE GROUND FUEL TANK UPGRADES</strong></td>
<td></td>
</tr>
<tr>
<td>The existing above ground fuel tanks are located on a concrete slab with no curbs or proper drains to contain spills, no lighting and the emergency shut-off switch is in the wrong building. This project would install a concrete curb around the tanks to prevent soil contamination, a drain with a sand/ oil separator, outdoor lighting around the tanks and provisions to relocate the emergency shut-off switch from the Wildlife hangar to the Forestry hangar.</td>
<td></td>
</tr>
<tr>
<td><strong>PUMP-OUT LIFT STATION</strong></td>
<td></td>
</tr>
<tr>
<td>The sanitary sewer lift station is clogged with dirt submerging the pumps. This project would pump-out and clean the lift station. It is recommended that this project be scheduled on a cyclical basis based on usage. This project or a portion thereof was previously recommended in the FCA report dated 12/14/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/12/2013.</td>
<td></td>
</tr>
<tr>
<td><strong>SITE BOLLARDS</strong></td>
<td></td>
</tr>
<tr>
<td>There is a filling station on the helicopter apron to distribute water or fire retardant. It is not protected by concrete bollards and has been backed into at least once. This area is in need of bollards to protect the filling station equipment. This project would provide funding for 8 - eight inch diameter bollards to be located on each corner of the filling station.</td>
<td></td>
</tr>
</tbody>
</table>

### PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Total Construction Cost for Priority 2 Projects: $256,500</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Necessary - Not Yet Critical</strong></td>
<td></td>
</tr>
<tr>
<td><strong>EXTERIOR SOLAR SITE LIGHTING INSTALLATION</strong></td>
<td></td>
</tr>
<tr>
<td>There is very little site lighting for the access road, parking area and around the buildings which is a security and safety concern. This project would provide for the installation of 10 solar powered LED exterior light fixtures, 20 foot tall poles and 30&quot; diameter raised concrete bases. This installation will eliminate the need for trenching and electrical connections.</td>
<td></td>
</tr>
<tr>
<td><strong>IRRIGATION SYSTEM REPLACEMENT</strong></td>
<td></td>
</tr>
<tr>
<td>The existing landscape irrigation lines throughout the site are reaching the end of their expected life and should be scheduled for replacement. This project would provide for the removal of the existing irrigation lines and the purchase and installation of new lines. 4,000 linear feet was used to generate this estimate.</td>
<td></td>
</tr>
<tr>
<td><strong>SLURRY SEAL ASPHALT PAVING</strong></td>
<td></td>
</tr>
<tr>
<td>It is important to maintain the asphalt concrete paving on the site. This project would provide for crack filling and slurry sealing of the paving site wide including access roads, parking areas and the helicopter apron. 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. 250,000 square feet of asphalt area was used to generate this estimate.</td>
<td></td>
</tr>
</tbody>
</table>
PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $36,500
Priority Class 2: $256,500
Priority Class 3: $0

Grand Total: $293,000
The building is a pre-engineered metal structure with floor mounted rolling aircraft doors. The Hangar houses both fixed and rotary wing aircraft, offices, storage, and maintenance spaces. It is sprinklered and has radiant heat in the bay. Offices, and other personnel spaces are served by a gas fired condenser cooled furnace. The hangar floor is drained by two trench drains parallel to the aircraft doors draining to an oil water separator.

**Priorit Class 1 Projects**

**Total Construction Cost for Priority 1 Projects:** $26,500

**Currently Critical**

**Immediate to Two Years**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2491HVA2</td>
<td>$1,500</td>
<td>Exhaust Fan Replacement</td>
</tr>
</tbody>
</table>

**FIRE SPRINKLER SYSTEM UPGRADE**

The Hangar has had an addition built on the taxiway side of the hangar that did not receive sprinkler protection. Also, a combustible shed roof has been constructed on the East side of the building over the existing emergency generator exhaust and the indoor fuel tank vent. This project would design and install sprinkler protection throughout the building. The cost does not include a possible fire pump or equipment storage building for the facility.

This project or a portion thereof was previously recommended in the FCA report dated 12/14/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/12/2013.

**Project Index #: 2491SFT1**

**Construction Cost:** $25,000

**Priorit Class 2 Projects**

**Total Construction Cost for Priority 2 Projects:** $121,100

**Necessary - Not Yet Critical**

**Two to Four Years**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2491INT1</td>
<td>$11,900</td>
<td>Carpet Replacement</td>
</tr>
</tbody>
</table>

This project or a portion thereof was previously recommended in the FCA report dated 07/07/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/12/2013.

**ELECTRICAL UPGRADE**

This building was constructed before the high demand for electrical services were needed for computers, mechanical equipment and tools and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building including three-phase power.

This project or a portion thereof was previously recommended in the FCA report dated 12/14/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/12/2013.

**Project Index #: 2491ELE1**

**Construction Cost:** $77,000
EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

FOLD-UP DOOR REPAIRS

The large fold-up door on the north side of the Hangar is no longer operating and due for maintenance. The cables are fraying and the pulleys and other hardware are worn. This project would provide for the inspection and maintenance of the door including replacing the cables, greasing the hardware and replacing any other parts as necessary.

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings in the office areas at least once in the next 2-3 years and that this project is 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.

This project or a portion thereof was previously recommended in the FCA report dated 12/14/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/12/2013.

BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>7,700</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1991</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 % Metal Siding</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0 %</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
</tr>
<tr>
<td>Basement?</td>
<td>No</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100 % S-1</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>0 %</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>Engineered Steel Structure</td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td>I-B</td>
</tr>
<tr>
<td>Percent Fire Suppressed:</td>
<td>85 %</td>
</tr>
</tbody>
</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$26,500</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$121,100</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$147,600</td>
</tr>
</tbody>
</table>

- Project Construction Cost per Square Foot: $19.17
- Total Facility Replacement Construction Cost: $1,155,000
- Facility Replacement Cost per Square Foot: $150
- FCNI: 13%
The dispatch center is a wood framed structure with a single-ply and metal roofing system on a concrete foundation. The facility contains dispatch areas, a conference room, support offices and storage areas as well as Men's and Women's restrooms which are mostly ADA compliant. The NDF, BLM, U. S. Forestry Service and the Bureau of Indian Affairs share this building. The HVAC system consists of a boiler and chiller with a cooling tower supplying hot and chilled water through a closed loop piping system to fan coil units in the facility. There are fire alarms as well as a sprinkler system located in the building.

### PRIORITY CLASS 1 PROJECTS

#### Total Construction Cost for Priority 1 Projects: $11,500

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA ENTRANCE REPAIRS</td>
<td>2490ADA2</td>
<td>$5,500</td>
</tr>
<tr>
<td>BREAK ROOM REMODEL</td>
<td>2490ADA3</td>
<td>$2,000</td>
</tr>
<tr>
<td>DUAL LEVEL DRINKING FOUNTAIN INSTALLATION</td>
<td>2490ADA4</td>
<td>$4,000</td>
</tr>
</tbody>
</table>

### PRIORITY CLASS 2 PROJECTS

#### Total Construction Cost for Priority 2 Projects: $470,900

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>ATTIC ACCESS DOOR REPLACEMENT</td>
<td>2490EXT5</td>
<td>$500</td>
</tr>
</tbody>
</table>
ATTIC LIGHTING INSTALLATION

The building has HVAC equipment in the attic that requires maintenance. Section 210.70(C) of the 2012 Uniform Mechanical Code states that attics containing equipment requiring servicing, at least one lighting outlet containing a switch or controlled by a wall switch shall be installed in such places. This project would add permanent lighting in the attic to support maintenance.

This project or a portion thereof was previously recommended in the FCA report dated 12/14/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/12/2013.

Project Index #: 2490ELE2
Construction Cost $3,500

ELECTRICAL UPGRADE

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit and several of the exterior lighting fixtures are no longer operating. It is recommended the entire system be upgraded to meet the evolving needs of the building including repairing the exterior lighting.

This project or a portion thereof was previously recommended in the FCA report dated 12/14/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/12/2013.

Project Index #: 2490ELE3
Construction Cost $130,000

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 power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2490EXT2
Construction Cost $32,500

FLOORING REPLACEMENT

The carpet and floor tiles in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new heavy duty commercial grade carpet and padded carpet tiles for the raised floor in the Dispatch area in the next 2-3 years. This project excludes porcelain floor tile in restrooms.

This project or a portion thereof was previously recommended in the FCA report dated 12/14/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/12/2013.

Project Index #: 2490INT1
Construction Cost $49,500

HVAC REPLACEMENT

The HVAC system was installed in 1991 and is original to the building. It consists of a natural gas-fired boiler and chiller system with fan coil units in the attic. The system is not energy efficient and has reached the end of its expected and useful life. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. The new system shall be designed to significantly reduce electrical and natural gas usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 12/14/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/12/2013.

Project Index #: 2490HVA1
Construction Cost $97,500

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project is 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. This project or a portion thereof was previously recommended in the FCA report dated 12/14/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/12/2013.

Project Index #: 2490INT2
Construction Cost $32,500
JANITORS CLOSET REPAIRS
The mop sink in the Janitors Closet is mounted adjacent to gypsum board and is showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54” above the floor finish.

Project Index #: 2490INT4
Construction Cost $1,400

KITCHENETTE REPLACEMENT
The small kitchenette for the sleeping quarters is in fair to poor condition. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. The sink and refrigerator are no longer operating. This project recommends the replacement of the existing kitchen cabinets, countertops, fixtures and equipment with mid range, high quality components.

Project Index #: 2490INT5
Construction Cost $8,500

OCCUPANCY SENSOR INSTALLATION
There are no occupancy sensors installed in the building to control lighting. It is recommended to install sensors in order to reduce energy costs. Occupancy sensors will be installed in restrooms, conference rooms, utility rooms and other low occupancy areas for additional savings. This project provides for purchase and installation of 10 sensors.

Project Index #: 2490ENR1
Construction Cost $2,500

PATIO UPGRADES
The patio on the west side of the building is due for upgrades to protect the integrity of the building. The patio is not sloped away from the building allowing water to pool up next to the building, infiltrate the windows and damage the concrete foundation walls. In cold weather, the water freezes at the entrance door and is a slipping hazard. A temporary ramp has been installed at the entrance door which is not compliant with the building code. There is a roof drain that terminates near the entrance and contributes to the problems. This project would create positive flow away from the building by removing the existing concrete, regrading, installing French drains as needed, installing a new concrete patio and extending the roof drains away from the building. The new patio elevation should meet the threshold of the entrance door and allow the temporary ramp to be removed.

Project Index #: 2490ST5
Construction Cost $35,000

SECURITY SYSTEM INSTALLATION
The building does not have a security system. This project recommends video surveillance, motion detection, door switches, access control and related items be installed and interfaced with the fire alarm.

Project Index #: 2490SEC1
Construction Cost $75,000

WATER HEATER REPLACEMENT
There is a 100 gallon gas-fired water heater in the building that was installed in 1991. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 2490PLM3
Construction Cost $2,500
BUILDING INFORMATION:

Gross Area (square feet): 6,500
Year Constructed: 1991
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: 0 %
Number of Levels (Floors): 1
Basement?: No
IBC Occupancy Type 1: 75 % B
IBC Occupancy Type 2: 25 % A-3
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $11,500  Project Construction Cost per Square Foot: $74.22
Priority Class 2: $470,900  Total Facility Replacement Construction Cost: $1,788,000
Priority Class 3: $0  Facility Replacement Cost per Square Foot: $275
Grand Total: $482,400  FCNI: 27%
NDOW AIRCRAFT HANGAR
BUILDING REPORT

The building is a pre-engineered metal structure with floor mounted rolling aircraft doors. The Hangar houses both fixed and rotary wing aircraft, offices, storage, and maintenance spaces. It is sprinklered and has radiant heat in the bay. Offices, and other personnel spaces are served by a gas fired condenser cooled furnace. The hangar floor is drained by two trench drains parallel to the aircraft doors draining to an oil water separator.

PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Construction Cost for Priority 1 Projects: $12,500</td>
<td></td>
</tr>
</tbody>
</table>

ADA PARKING SPACE

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area and passenger loading area are necessary to comply with ADA requirements. This project would provide for a concrete van accessible ADA parking and loading space and walkway to the existing sidewalk. This will require regrading, installing P.C. concrete, striping, signage and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 07/07/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/12/2013.

Project Index #: 0661ADA1
Construction Cost $2,500

ADA RESTROOM UPGRADE

The designated unisex ADA accessible restroom is not fully compliant. There is no pipe protection and it is missing a grab bar. A partial retrofit is necessary. This project would provide funding to bring the restroom into full ADA compliance. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

Project Index #: 0661ADA3
Construction Cost $1,000

DOUBLE CHECK VALVE RELOCATION

The existing double check valve serving the fire protection system is located in an underground vault. The valve is difficult to test and service. In addition, the test connections on the valve are corroding due to ground moisture. This project would raise the valve, install it in an above ground heated enclosure that will provide access for annual testing. Relocating the valve will require a new hydraulic analysis of the water supply.

This project or a portion thereof was previously recommended in the FCA report dated 07/07/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/12/2013.

Project Index #: 0661PLM1
Construction Cost $5,000

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

Project Index #: 0661ADA2
Construction Cost $4,000
PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $16,400

Necessary - Not Yet Critical   Two to Four Years

EXTERIOR FINISHES

Project Index #: 0661EXT1
Construction Cost $6,400

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 07/07/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/12/2013.

INTERIOR FINISHES

Project Index #: 0661INT2
Construction Cost $10,000

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project is 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. This project or a portion thereof was previously recommended in the FCA report dated 07/07/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/12/2013.

BUILDING INFORMATION:

Gross Area (square feet): 6,400
Year Constructed: 1996
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: %
Construction Type: Engineered Steel Structure
IBC Construction Type: I-A
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $12,500 Project Construction Cost per Square Foot: $4.52
Priority Class 2: $16,400 Total Facility Replacement Construction Cost: $800,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $125
Grand Total: $28,900 FCNI: 4%
NOTES:
The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

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

This report was created under the authority found in NRS 341.128 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 |
Sierra Front Interagency Dispatch Center Site – FCA Site #9900
Description: Large cracks in AC paving.

Sierra Front Interagency Dispatch Center Site – FCA Site #9900
Description: Fuel tanks in need of containment.
Sierra Front Interagency Hanger – FCA Building #2491
Description: Exterior of the building.

Sierra Front Interagency Hanger – FCA Building #2491
Description: View of the kitchen area.
Sierra Front Interagency Dispatch Center – FCA Building #2490
Description: Primary entrance into the building.

Sierra Front Interagency Dispatch Center – FCA Building #2490
Description: Non ADA compliant entrance into building.
Description: Non ADA accessible shower.

Description: Storefront entrance into building.
NDOW Aircraft Hanger – FCA Building #0661
Description: Exterior of the building.

NDOW Aircraft Hanger – FCA Building #0661
Description: Interior of the building.