

State of Nevada
Department of Wildlife
Western Region Fallon Office
Facility Condition Analysis

DEPARTMENT OF WILDLIFE WESTERN REGION FALLON OFFICE

380 West B Street
Fallon, Nevada 89406

Site Number: 9902
STATE OF NEVADA PUBLIC WORKS BOARD
FACILITY CONDITION ANALYSIS



Report Printed in October 2009

State of Nevada
Department of Wildlife
Western Region Fallon Office
Facility Condition Analysis

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.

SPWB Facility Condition Analysis

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NDOW WESTERN REGION FALLON OFFICE	9902
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Site number: 9902

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
0633	WESTERN REGION FALLON FIELD OFFICE 380 West "B" St. Fallon	3120	1974	6/11/2009	\$52,380	\$123,040	\$48,300	\$223,720	\$780,000	29%
1438	DEPT. OF WILDLIFE BOAT STORAGE FACILITY 380 West "B" St. Fallon	2250	1993	6/11/2009	\$4,000	\$18,000	\$0	\$22,000	\$225,000	10%
9902	NDOW WESTERN REGION FALLON OFFICE 380 West "B" St. Fallon		0	6/11/2009	\$25,000	\$2,625	\$57,500	\$85,125		0%
Report Totals.....:		5,370			\$81,380	\$143,665	\$105,800	\$330,845	\$1,005,000	33%

NDOW WESTERN REGION FALLON OFFICE

SPWB Facility Condition Analysis - 9902

Survey Date: 6/11/2009

NDOW WESTERN REGION FALLON OFFICE

BUILDING REPORT

The Nevada Department of Wildlife's Western Region Fallon Office Site is located in downtown Fallon. There are a total of two buildings on the site; a large storage garage and repair shop, and the main office building. The mostly paved and gravel site contains public parking including ADA accessible parking spaces. The site is fenced to prohibit public access to the garage structure and yard where equipment is stored.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$25,000

Currently Critical

Immediate to Two Years

Project Index #: 9902SFT1

Construction Cost \$25,000

BACKFLOW PREVENTION

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$2,625

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 9902SIT1

Construction Cost \$2,625

SLURRY SEAL ASPHALT PAVING

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads, parking areas and the maintenance yard. 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. 3,500 square feet of asphalt area was used to generate this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$57,500

Long-Term Needs

Four to Ten Years

Project Index #: 9902SIT2

Construction Cost \$57,500

ASPHALT PAVING INSTALLATION

The gravel parking areas on the site should be scheduled for paving. The inclement weather in the area causes deterioration to the grade including potholes and negative drainage areas. This project would provide asphalt concrete paving to replace the gravel areas. The estimate includes grading, 6" base, compaction and installation of 4" thick asphalt concrete paving. 11,500 square feet of gravel area was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 10/25/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/11/2009.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$25,000
Priority Class 2:	\$2,625
Priority Class 3:	\$57,500
Grand Total:	\$85,125

DEPT. OF WILDLIFE BOAT STORAGE FACILITY

SPWB Facility Condition Analysis - 1438

Survey Date: 6/11/2009

DEPT. OF WILDLIFE BOAT STORAGE FACILITY

BUILDING REPORT

The building is a pre-engineered metal building with four bays and sectional roll-up doors. The West bay is insulated and has a gas unit heater. The facility is used to store equipment and boats.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$4,000**
Currently Critical **Immediate to Two Years**

EXTERIOR LANDING INSTALLATION **Project Index #: 1438SFT1**
Construction Cost \$500

Section 1008.1 of the 2006 IBC describes the requirements for doors including floor elevations and landings. The floor or landing shall be at the same elevation on each side of the door, the exterior landing shall not exceed a 2-percent slope and shall have a length measured in the direction of travel of not less than 44 inches. The landing at the door on the west side of the building does not comply with this code and poses a safety hazard. This project would provide for the installation of a compliant landing for the door.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Project Index #: 1438PLM1**
Construction Cost \$3,500

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$18,000**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES **Project Index #: 1438EXT2**
Construction Cost \$4,500

It is important to maintain the finish, weather resistance, energy efficiency and appearance of the building. This project would provide funding to protect the exterior of the metal building. 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.

LIGHTING UPGRADE **Project Index #: 1438ENR1**
Construction Cost \$4,500

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

REPLACE OVERHEAD COILING DOORS **Project Index #: 1438EXT1**
Construction Cost \$9,000

Three of the four 10'x12' overhead coiling doors are damaged and do not function properly. Exposure, wind and vehicle collisions have caused the doors to bend, crack and lose their finish. They are original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling doors and replacement with new manually operated overhead coiling doors.

This project or a portion thereof was previously recommended in the FCA report dated 10/25/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/11/2009.

BUILDING INFORMATION:

Gross Area (square feet): 2,250
Year Constructed: 1993
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: Pre-engineered Steel building
IBC Construction Type: III-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$4,000	Project Construction Cost per Square Foot:	\$9.78
Priority Class 2:	\$18,000	Total Facility Replacement Construction Cost:	\$225,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$22,000	FCNI:	10%

**WESTERN REGION FALLON FIELD OFFICE
BUILDING REPORT**

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$52,380**
Currently Critical **Immediate to Two Years**

ADA SIGNAGE **Project Index #: 0633ADA1**
Construction Cost \$1,200

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2006 IBC, ICC/ANSI A117.1 - 2003 and the most current version of the Americans With Disabilities Act Accessible Guidelines (ADAAG) was used as a reference for this project.

FIRE RATED DOOR REPAIRS **Project Index #: 0633SFT1**
Construction Cost \$500

Two fire rated doors have been removed from their original locations on the two north-west offices. The doors should be reattached to ensure the safety of the occupants by maintaining the original fire separations.

FIRE SUPPRESSION SYSTEM INSTALLATION **Project Index #: 0633SFT2**
Construction Cost \$43,680

The building is a B occupancy per the 2006 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

PEST CONTROL **Project Index #: 0633ENV1**
Construction Cost \$1,000

There are numerous signs throughout this building of insect infestation including ants. Due to the potential risk of disease and damage to the building, this project provides for treatment and clean up of the insects by a licensed pest control business. It is recommended that the building be treated in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain control of the pests.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Project Index #: 0633SFT3**
Construction Cost \$3,500

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

Project Index #: 0633STR1

Construction Cost \$2,500

STRUCTURAL ASSESSMENT

The foundation wall on the north facing elevation is showing significant water damage. The moisture has been weeping through the concrete from below the floor slab. The saturated concrete is crumbling and may be compromising the integrity of the structural system. This project recommends that a licensed structural engineer perform a structural investigation to assess the extent of the damage and recommend a plan to mitigate it. Future projects would be based on this report.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$123,040

Necessary - Not Yet Critical Two to Four Years

Project Index #: 0633EXT5

Construction Cost \$10,000

EXTERIOR DOOR REPLACEMENT

The exterior metal doors are damaged from age and general wear and tear and have reached the end of their expected life. There have been continuous maintenance problems with the connections between the door closers and the frames. This project would provide for the replacement of four exterior doors with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

Project Index #: 0633ENR2

Construction Cost \$40,000

HVAC EQUIPMENT & SUPPORT REPLACEMENT

The two HVAC roof top units are original to the building dating back to 1981. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of new HVAC packaged units with an economizer system and cleaning of the existing duct work and grilles and recommissioning. This project also would provide for the investigation and repairs if needed for the HVAC support structure. It is recommended that a licensed engineer review existing conditions and make recommendations for remediation. The estimate also 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 10/25/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/11/2009.

Project Index #: 0633ENR1

Construction Cost \$6,240

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Occupancy sensors will be installed in restrooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

Project Index #: 0633EXT2

Construction Cost \$46,800

ROOF REPLACEMENT

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next two to three years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing and underlayments. This project or a portion thereof was previously recommended in the FCA report dated 10/25/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/11/2009.

Project Index #: 0633ENR4

Construction Cost \$20,000

WINDOW REPLACEMENT

The windows are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 20 units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$48,300

Long-Term Needs

Four to Ten Years

Project Index #: 0633EXT3

Construction Cost \$31,200

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance, energy efficiency and appearance of the building. This project would provide funding to protect the exterior of the building. 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 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0633INT1

Construction Cost \$15,600

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 four to five years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0633ENR3

Construction Cost \$1,500

WATER HEATER REPLACEMENT

There is a 28 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 5-6 years. It is recommended that a new energy efficient gas-fired water heater be installed.

BUILDING INFORMATION:

Gross Area (square feet): 3,120
Year Constructed: 1974
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Units & Wood
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$52,380	Project Construction Cost per Square Foot:	\$71.71
Priority Class 2:	\$123,040	Total Facility Replacement Construction Cost:	\$780,000
Priority Class 3:	\$48,300	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$223,720	FCNI:	29%

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
Facilities Condition Analysis

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

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



Western Region Fallon Office Site - Site #9902
Description: ADA accessible parking.



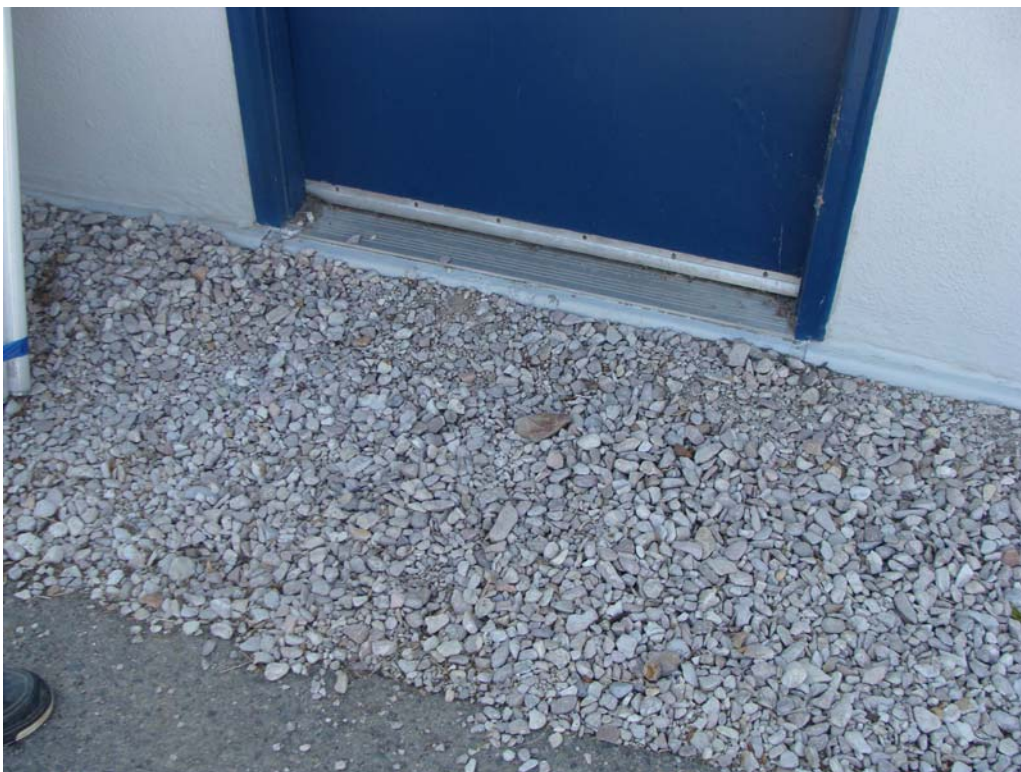
Western Region Fallon Office Site - Site #9902
Description: View of the gravel yard area.



Field Office - Building #0633
Description: Damaged roof shingles.



Field Office - Building #0633
Description: Damaged exterior plaster.



Field Office - Building #0633
Description: Missing exterior door landing.



Field Office - Building #0633
Description: Exterior of the building.



Field Office - Building #0633
Description: Interior of the Conference Room.



Boat Storage Facility - Building #1438
Description: Exterior of the building.



Boat Storage Facility - Building #1438
Description: Interior of the building.



Boat Storage Facility - Building #1438
Description: Damaged overhead door.