DCNR WINNEMUCCA SITE
705 East 4th Street
Winnemucca, Nevada 89445

Site Number: 9909
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS

Report Printed in October 2011
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.
## Facility Condition Needs Index Report

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<td>2434</td>
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</table>

**Report Totals:.............:**

- **21,292**
- **$331,410**
- **$385,892**
- **$44,560**
- **$761,862**
- **$2,111,040**

**36%**
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<td>2433</td>
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The DCNR Winnemucca site is located at 705 E. 4th St. and occupies about 6 acres. The site is occupied by the Department of Wildlife, Department of Water Resources, Department of Transportation, and Job Opportunities in Nevada (J.O.I.N.). The site is mostly gravel with paved parking areas for the Wildlife office, NDOT and the JOIN office building. Both the Wildlife and JOIN buildings have ADA accessible parking and a route of travel into the buildings including proper signage. The majority of the site is gravel and provides space for the ancillary buildings on the site as well as equipment storage. It is fully fenced and the site is served by NV Energy for electrical service, natural gas, city water with backflow prevention and city sewer. This site report does not address the NDOT structures on site.

### PRIORITY CLASS 1 PROJECTS

**Currently Critical**

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<th>Project Index #:</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
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<tr>
<td>ADA SIGNAGE UPGRADES - NDOW</td>
<td>9909ADA1</td>
<td>$1,000</td>
</tr>
</tbody>
</table>

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The concrete parking area and passenger loading area in front of the NDOW Office are missing proper signage in accordance with ADA requirements. This project would provide for purchasing and installing a "NO PARKING" sign at the loading zone next to the accessible parking space and replacing the ADA parking sign with a current sign indicating a fine of $250-$1000. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

### PRIORITY CLASS 2 PROJECTS

**Necessary - Not Yet Critical**

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHAIN LINK FENCE REPLACEMENT</td>
<td>9909SIT6</td>
<td>$70,000</td>
</tr>
<tr>
<td>CONCRETE APRON REPLACEMENT - JOIN</td>
<td>9909SIT4</td>
<td>$4,000</td>
</tr>
<tr>
<td>SITE DRAINAGE IMPROVEMENTS - JOIN</td>
<td>9909SIT3</td>
<td>$4,500</td>
</tr>
</tbody>
</table>

The majority of the chain link fencing around the site has failed and is due for replacement. This project recommends the installation of a 6 foot high 6 gauge wire perimeter chain link fence in place of the existing fence with two 14' wide gates with hardware. The cost estimate also includes demolition and disposal of the existing fence.

The concrete entrance to the parking lot of the JOIN building has extensive cracking and spalling and is due for replacement. This project would provide for the installation of a new concrete slab-on-grade driveway at the entrance to the parking lot. Removal and disposal of the existing concrete is included in this estimate.

The JOIN building has considerable damage to the paint and caulking from improper drainage around the building. The grade does not slope away from the building in several areas, especially at the rear of the building. This is causing water to pool up next to the building, infiltrate the windows and damage the concrete foundation walls. This project would create positive flow away from the building by regrading and installing french drains as needed. This project or a portion thereof was previously recommended in the FCA report dated 03/25/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/11/2011.
PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $40,000

Long-Term Needs Four to Ten Years

LANDSCAPE UPGRADES

Project Index #: 9909SIT2
Construction Cost $10,000

Landscaping around the JOIN Building has deteriorated over time and is due for an upgrade. This project would replace the existing landscaping with xeriscape including a new drip irrigation system and control box. This type of design will conserve water and require less maintenance. The estimate includes removal and disposal of the existing landscape materials.

This project or a portion thereof was previously recommended in the FCA report dated 03/25/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/11/2011.

SLURRY SEAL ASPHALT PAVING

Project Index #: 9909SIT5
Construction Cost $30,000

It is important to maintain the asphalt concrete paving for the JOIN building and NDOW Office parking lots. 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.

40,000 square feet of asphalt area was used to generate this estimate.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $1,000
Priority Class 2: $78,500
Priority Class 3: $40,000
Grand Total: $119,500
The NDOW Gas Storage building is a wood framed structure with a corrugated metal roofing system on a concrete foundation. Half of the structure is enclosed while the other is open on two sides and is located north of the NDOW Office.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $20,120

**Currently Critical**

**Immediate to Two Years**

**PROVIDE HAZARDOUS MATERIALS CONTAINMENT**

Project Index #: 2446ENV1  
Construction Cost $15,000

At the time of the survey, there were oil drums stored on bare dirt next to the building as well as cans of pesticide and gas cans stored in the same area. This does not meet OSHA standards for proper storage containment. The oil drums should be stored on OSHA approved drum spill pallets and placed on a concrete slab in order to protect the environment from spills or leaks. This project will provide for purchasing four OSHA approved drum spill pallets capable of storing four drums each and purchasing an OSHA approved storage cabinet for miscellaneous items such as the gas cans. According to OSHA 1910.106 (d), a proper storage container shall be provided for flammable or combustible liquids in drums or other containers (including flammable aerosols) not exceeding 60 gallons individual capacity and those portable tanks not exceeding 660 gallons individual capacity.

**ROOF REPLACEMENT**

Project Index #: 2446EXT2  
Construction Cost $5,120

The corrugated metal roof on this building was in poor condition at the time of the survey and staff reported that there are active leaks. It is recommended that this building be re-roofed in the next 1-2 years with a standing seam metal roofing system. This estimate includes removal and disposal of the old roofing.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $2,560

**Long-Term Needs**

**Four to Ten Years**

**EXTERIOR FINISHES**

Project Index #: 2446EXT1  
Construction Cost $2,560

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 sanding, 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 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
BUILDING INFORMATION:

Gross Area (square feet): 512
Year Constructed: 0
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-I
IBC Occupancy Type 2: 0 %
Construction Type: Wood Framed
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$20,120</th>
<th>Project Construction Cost per Square Foot: $44.30</th>
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<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$0</td>
<td>Total Facility Replacement Construction Cost: $10,000</td>
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<tr>
<td>Priority Class 3:</td>
<td>$2,560</td>
<td>Facility Replacement Cost per Square Foot: $20</td>
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<tr>
<td>Grand Total:</td>
<td>$22,680</td>
<td>FCNI: 227%</td>
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</tbody>
</table>
The building is a pre-engineered building with embedded rails for accommodating tracked vehicles. There is a wash rack facility adjacent to the building on the north side. A drain sump in the building drains to the wash rack trench drain, which is plugged so that it cannot drain to the municipal sewer system. The wash rack has a sand trap built into the trench drain, but no oil water separation. The interior has a unisex restroom and a ceiling hung gas fired heater.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
<th>$22,150</th>
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<tr>
<td>EXIT SIGN AND EGRESS LIGHTING INSTALLATION</td>
<td>Project Index #:</td>
<td>2445SFT2</td>
</tr>
<tr>
<td>Construction Cost</td>
<td></td>
<td>$3,150</td>
</tr>
<tr>
<td>OIL WATER SEPARATOR INSTALLATION</td>
<td>Project Index #:</td>
<td>2445ENV1</td>
</tr>
<tr>
<td>Construction Cost</td>
<td></td>
<td>$15,000</td>
</tr>
<tr>
<td>SEISMIC GAS SHUT-OFF VALVE INSTALLATION</td>
<td>Project Index #:</td>
<td>2445SFT1</td>
</tr>
<tr>
<td>Construction Cost</td>
<td></td>
<td>$4,000</td>
</tr>
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**PRIORITY CLASS 2 PROJECTS**

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<tr>
<th>Project</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
<th>$14,660</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONCRETE REPAIRS</td>
<td>Project Index #:</td>
<td>2445SIT1</td>
</tr>
<tr>
<td>Construction Cost</td>
<td></td>
<td>$4,500</td>
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</table>

The concrete aprons and sidewalks around the building are deteriorated and failing in several areas. Cracks wider than two inches have been identified, and there is settling in many locations. This project addresses removal and replacement of existing sidewalks and repairing the concrete aprons as needed. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
EXTERIOR DOOR REPAIRS

The two exterior metal man doors are damaged from age and general wear and tear and due for repairs. This project would provide for painting the doors and replacing the weather seals to maintain the doors in good working condition.

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 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

RESTROOM REMODEL

The restroom fixtures and finishes are in disrepair from general wear and tear and should be scheduled for replacement. This project would provide for a complete remodel of the restroom including fixtures, hardware, floor and wall finishes.

PRIORITY CLASS 3 PROJECTS

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<th>Project Index #</th>
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<tr>
<td>2445EXT2</td>
<td>$750</td>
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<tr>
<td>2445EXT1</td>
<td>$1,260</td>
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<tr>
<td>2445ENR1</td>
<td>$3,150</td>
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<tr>
<td>2445INT1</td>
<td>$5,000</td>
</tr>
<tr>
<td>2445PLM1</td>
<td>$1,000</td>
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</table>

Total Construction Cost for Priority 3 Projects: $1,000

Long-Term Needs Four to Ten Years

WATER HEATER REPLACEMENT

There is a 10 gallon natural 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 4-5 years. It is recommended that a new natural gas fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

| Gross Area (square feet): 1,260 |
| Year Constructed: 1984 |
| Exterior Finish 1: 100% Metal Siding |
| Exterior Finish 2: 0% |
| 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 Suppressed: 0% |

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: $22,150 | Project Construction Cost per Square Foot: $30.01 |
| Priority Class 2: $14,660 | Total Facility Replacement Construction Cost: $94,000 |
| Priority Class 3: $1,000 | Facility Replacement Cost per Square Foot: $75 |
| Grand Total: $37,810 | FCNI: 40% |

20-Oct-11

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The NDOW Office is a wood framed modular structure with a composition roofing system on a concrete foundation. It contains office space for personnel including a mostly ADA compliant unisex restroom, a public reception area and small meeting room. The facility has a ground mounted HVAC packaged unit on the east side of the office as well as ADA accessible parking, ramp and entrance into the facility. There are no fire alarms or sprinklers but it does have smoke detectors. The building is in good shape.

PRIORITY CLASS 1 PROJECTS  
Total Construction Cost for Priority 1 Projects: $25,740

Currently Critical  Immediate to Two Years

ADA SIGNAGE  
Project Index #: 2444ADA4  
Construction Cost $600

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. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION  
Project Index #: 2444ADA3  
Construction Cost $4,000

This building contains a water fountain. The 2006 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/low ADA drinking fountain.

EXIT SIGN AND EGRESS LIGHTING UPGRADE  
Project Index #: 2444SFT2  
Construction Cost $1,000

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.

FIRE ALARM SYSTEM INSTALLATION  
Project Index #: 2444SFT5  
Construction Cost $5,760

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2006 Section 7 and the 2006 International Fire Code.

FIRE SUPPRESSION SYSTEM INSTALLATION  
Project Index #: 2444SFT3  
Construction Cost $10,080

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.
GFCI DUPLEX OUTLET REPLACEMENT

The outlet in the restroom is not GFCI. This outlet should be changed to a GFCI type outlet per the NEC. This project would provide for the purchase and installation of a GFCI duplex outlet for the restroom.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

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: $44,480

Necessary - Not Yet Critical  Two to Four Years

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 sanding, 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.

FLOORING REPLACEMENT

The VCT (vinyl composite tile) and carpet 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 12x12 VCT with a 6” base and heavy duty commercial grade carpet in the next 2-3 years.

HVAC EQUIPMENT REPLACEMENT

The packaged HVAC unit is original to the building and should be scheduled for replacement. It 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 packaged unit and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC unit and all required connections to utilities.

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior painted gypsum board walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $1,000

Long-Term Needs Four to Ten Years

WATER HEATER REPLACEMENT

There is a 10 gallon electric 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 4-5 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

- Gross Area (square feet): 1,440
- Year Constructed: 0
- Exterior Finish 1: 100% Painted Wood Siding
- Exterior Finish 2: 0%
- Number of Levels (Floors): 1
- Basement? No
- IBC Occupancy Type 1: 100% B
- IBC Occupancy Type 2: 0%
- Construction Type: Modular Building
- IBC Construction Type: V-B
- Percent Fire Suppressed: 0%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $25,740
  - Project Construction Cost per Square Foot: $49.46
- Priority Class 2: $44,480
  - Total Facility Replacement Construction Cost: $252,000
- Priority Class 3: $1,000
  - Facility Replacement Cost per Square Foot: $71.22
- Grand Total: $71,220
  - FCNI: 28%

Project Index #: 2444PLM1
Construction Cost: $1,000
This building is a Quonset Hut style structure with a sliding wood door. It is unconditioned space used as storage.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $3,280

Necessary - Not Yet Critical  
Two to Four Years

**EXTERIOR FINISHES**

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

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 1,640
- **Year Constructed:** 1961
- **Exterior Finish 1:** 100% Metal Siding
- **Exterior Finish 2:** 0%
- **Number of Levels (Floors):** 1
- **Basement:** No
- **IBC Occupancy Type 1:** 100% S-1
- **IBC Occupancy Type 2:** 0%
- **Construction Type:** Steel / CMU Quonset Structure
- **IBC Construction Type:** III-B
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0  
  **Project Construction Cost per Square Foot:** $2.00
- **Priority Class 2:** $3,280  
  **Total Facility Replacement Construction Cost:** $16,000
- **Priority Class 3:** $0  
  **Facility Replacement Cost per Square Foot:** $10
- **Grand Total:** $3,280  
  **FCNI:** 21%
NDOW LEAN-TO STORAGE
BUILDING REPORT

The storage lean-to is a wood framed structure with a mix of corrugated metal and composition shingles on a concrete pier foundation. It has a mix of open and enclosed storage bays used by Wildlife and Water Resources. At the time of the 2011 survey, staff indicated numerous roof leaks and will be addressed in the report.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $45,672

Necessary - Not Yet Critical Two to Four Years

EXTERIOR DOOR REPLACEMENT

The existing exterior wood door appears to be original to the building. It is damaged from age and general wear and tear and the lock is not secure. This project would provide for the replacement of the wood door with a new metal door, frame and hardware. Removal and disposal of the existing door and painting of the new door is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 03/25/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/11/2011.

Construction Cost $1,500

Project Index #: 2436EXT1

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 sanding, 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.

Construction Cost $11,192

Project Index #: 2436EXT2

INTERIOR FINISHES

There is a small room in the building that is finished with painted gypsum board. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.

Construction Cost $2,000

Project Index #: 2436INT1

ROOF REPLACEMENT

The corrugated metal and asphalt shingle roof on this building was in poor condition at the time of the survey and is showing signs of leaking. It is recommended that this building be re-roofed in the next 2-3 years with a standing seam metal roofing system. This estimate includes removal and disposal of the old roofing.

Construction Cost $27,980

Project Index #: 2436EXT3

WINDOW REPLACEMENT

The windows are original, single pane construction in a wooden frame. These older windows are damaged and the wooden frames have deteriorated significantly. This project recommends replacing the windows with dual pane windows. This estimate is for the replacement of 2 small units and 2 larger units including wooden frames. Removal and disposal of the existing windows is included in this estimate.

Construction Cost $3,000

Project Index #: 2436EXT4
BUILDING INFORMATION:

Gross Area (square feet): 5,596
Year Constructed: 1955
Exterior Finish 1: 80 % Painted Wood Siding
Exterior Finish 2: 20 % Open
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-1
IBC Occupancy Type 2: 0 %
Construction Type: Wood Framed
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $8.16
Priority Class 2: $45,672 Total Facility Replacement Construction Cost: $140,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $25
Grand Total: $45,672 FCNI: 33%
JOIN (JOB OPPORTUNITIES IN NEVADA)

BUILDING REPORT

The JOIN building is a concrete masonry unit and wood framed structure with a composition roofing system on a concrete and CMU foundation. The building was recently remodeled under 06-A010 and provides office space classrooms, storage areas and Men's and Women's ADA compliant restrooms as well as new ADA parking, paving and route of travel into the facility. Also included were two new natural gas fired forced air units, AC condensers for the two level wing, water proofing of the basement walls in the two level portion of the building and a new roof over all of the structure. The two level portion did not receive any improvements and is not ADA accessible. The main single level wing has two roof top packed HVAC units and the entire building is lacking a fire sprinkler and alarm system.

PRIORITY CLASS 1 PROJECTS

**Currently Critical**
**Immediate to Two Years**

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA SIGNAGE</td>
<td>$262,400</td>
</tr>
</tbody>
</table>

**ADA SIGNAGE**

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. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

**EXIT SIGN AND EGRESS LIGHTING UPGRADE**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.

**EXTERIOR DOOR REPAIRS**

The exterior storefront entrance door at the vestibule does not operate correctly and is due for repairs. The door falls out of the pivot hinges on the top and bottom of the door. This project would provide for repairing the storefront entrance door.

**EXTERIOR STAIR HANDRAIL REPLACEMENT**

The stair handrails at the rear stairwell entrance are older and do not meet code for safety. The gripping surfaces are incorrect and they are installed on only one side of the stair. This project recommends the installation of handrails in accordance with IBC Section 1012.

**FIRE ALARM SYSTEM INSTALLATION**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2006 Section 7 and the 2006 International Fire Code.

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Site number: 9909
Survey Date: 5/11/2011
PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
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<tbody>
<tr>
<td>2433ADA4</td>
<td>$2,250</td>
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<tr>
<td>2433SFT1</td>
<td>$3,500</td>
</tr>
<tr>
<td>2433EXT2</td>
<td>$750</td>
</tr>
<tr>
<td>2433SFT6</td>
<td>$2,500</td>
</tr>
<tr>
<td>2433SFT3</td>
<td>$31,600</td>
</tr>
</tbody>
</table>
FIRE SUPPRESSION SYSTEM INSTALLATION

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.

INTERIOR ADA RAMP INSTALLATION

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The rear of the building is a split level structure with classrooms on the lower floor. There is no accessible path of travel to the lower floor and classes and tutoring sessions were being held here at the time of the survey. An interior accessible ramp from the main building hallway to the lower floor is necessary to comply with ADA accessibility requirements. This project would provide for an interior accessible ramp with compliant handrails and signage. This will require a major reconstruction of the stairwell area and lower floor structure. The 2006 IBC, ICC/ANSI A117.1 - 2003 and the most current version of the Americans With Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 03/25/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/11/2011.

INTERIOR STAIR HANDRAIL REPLACEMENT

The interior stair handrails are older and do not meet code for safety or accessibility. The gripping surfaces are incorrect and they are not continuous from the top to bottom landings. This project recommends the installation of handrails on both sides of the stairs, with proper returns and supports. Removal and disposal of the existing railing is included. NRS 338.180, 2006 IBC Chapter 10, Section 1012, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

SAGE ROOM EXITING MODIFICATIONS

All exit corridors in a building are required to have a clear width of at least 36”. The corridor between the Sage Room and the main hallway is only 34” which is a building code violation. This project would provide for installing an exterior exit door in the Sage Room to comply with the building code. Alternatively, the corridor could be widened to provide the 36” clear width, but additional costs would be necessary for this alteration. Section 1005.1 of the 2006 IBC was used as a reference for this project.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

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.

WINDOW REPLACEMENT

The windows are original, single pane construction in metal frames with an exterior storm window panel and exterior metal awnings. These older windows are drafty and not energy efficient and the awnings have deteriorated beyond repair. This project recommends replacing the windows with dual pane, higher efficiency units and removing and disposing of the awnings. This estimate is for the replacement of 40 units. Removal and disposal of the existing windows and awnings is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 03/25/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/11/2011.
CARPET REPLACEMENT
The carpet in the building is showing signs of extreme wear. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 2-3 years.

Project Index #: 2433INT3
Construction Cost $49,000

CEILING TILE REPLACEMENT
The ceiling in the single story portion of this building is covered with acoustical ceiling tiles. The ceiling tiles are damaged and stained and some are coming loose from the substrate. This project would provide for the replacement of the ceiling tiles. Removal and disposal of the existing tiles is included in this estimate. Additional costs would be required if there is asbestos in the tiles or adhesive.

Project Index #: 2433INT4
Construction Cost $17,500

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 sanding, priming and painting as needed, repairing or replacing the plywood soffits, replacing broken or missing vent screens and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and repaired 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 #: 2433EXT5
Construction Cost $55,300

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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 2433INT2
Construction Cost $39,500

RESTROOM REMODELS
The two restrooms in the rear two-level structure are original to the building and in overall poor condition. The finishes, fixtures, cabinets, toilets and exhaust fans are showing signs of wear and deterioration. This project would provide for a complete remodel of the restrooms. The removal and disposal of the existing fixtures and finishes is included in this estimate.

Project Index #: 2433INT1
Construction Cost $30,000

WOOD SIDING REPLACEMENT
The wood siding on the gable ends of the building are deteriorated and in need of replacement. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the siding, and constant exposure to the sun are contributing factors to wear and deterioration. This project would replace the existing wood siding with concrete fiber siding.
This project or a portion thereof was previously recommended in the FCA report dated 03/25/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/11/2011.

Project Index #: 2433EXT3
Construction Cost $8,000
BUILDING INFORMATION:

Gross Area (square feet): 7,900
Year Constructed: 1964
Exterior Finish 1: 50 % Painted CMU
Exterior Finish 2: 50 % Painted Wood Siding
Number of Levels (Floors): 2
Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Concrete Masonry Units & Steel
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1</td>
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<td>Priority Class 2</td>
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<td>$200</td>
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<tr>
<td>Grand Total</td>
<td>$461,700</td>
<td></td>
</tr>
</tbody>
</table>

Total Facility Replacement Construction Cost: $1,580,000
Facility Replacement Cost per Square Foot: $200
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 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
DCNR Winnemucca Site - Site #9909
Description: Typical gravel area in the Wildlife area of the site.

DCNR Winnemucca Site - Site #9909
Description: AC paving in need of crack fill and seal coat.
Quonset Storage - Building #2447
Description: Exterior of the building.

NDOW Gas Storage - Building #2446
Description: Exterior of the building.
NDOW Shop - Building #2445
Description: Exterior of the building.

NDOW Office - Building #2444
Description: Exterior of the building and accessible parking / route.
NDOW Office - Building #2444
Description: Interior hallway of the office.

NDOW Dry Storage Quonset - Building #2439
Description: Exterior of the building.
NDOW Lean-To Storage - Building #2436
Description: View of the building.

Join Storage North & South - Building #2435 & #2434
Description: Exterior of the storage buildings.
JOIN Office - Building #2433
Description: Exterior of the building and accessible parking.

JOIN Office - Building #2433
Description: Interior stairs to the lower level.
JOIN Office - Building #2433
Description: Damaged soffit panel.

JOIN Office - Building #2433
Description: Interior stairway to lower level.