

State of Nevada  
Department of the Military  
Nevada National Guard  
Plumb Lane Readiness Center  
Facility Condition Analysis

# PLUMB LANE READINESS CENTER

685 East Plumb Lane  
Reno, Nevada 89502

**Site Number: 9919**  
**STATE OF NEVADA PUBLIC WORKS BOARD**  
**FACILITY CONDITION ANALYSIS**



Report Printed in September 2010

State of Nevada  
Department of the Military  
Nevada National Guard  
Plumb Lane Readiness Center  
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.

Site number: 9919

### 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
2044	STORAGE BUILDING 1 685 E. Plumb Lane Reno	405	1980	7/8/2010	\$0	\$11,025	\$0	\$11,025	\$40,500	27%
2043	STORAGE BUILDING 2 685 E. Plumb Lane Reno	2611	1965	7/8/2010	\$11,444	\$17,555	\$0	\$28,999	\$261,100	11%
2042	PLUMB LANE READINESS CENTER 685 E. Plumb Lane Reno	11457	1965	7/8/2010	\$139,527	\$147,570	\$0	\$287,097	\$3,265,245	9%
9919	PLUMB LANE READINESS CENTER SITE 685 E. Plumb Lane Reno		1965	7/8/2010	\$25,000	\$25,000	\$76,875	\$126,875		0%
<b>Report Totals.....:</b>		<b>14,473</b>			<b>\$175,971</b>	<b>\$201,150</b>	<b>\$76,875</b>	<b>\$453,996</b>	<b>\$3,566,845</b>	<b>13%</b>

SPWB Facility Condition Analysis

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**PLUMB LANE READINESS CENTER SITE**

**SPWB Facility Condition Analysis - 9919**

**Survey Date: 7/8/2010**

**PLUMB LANE READINESS CENTER SITE**

**BUILDING REPORT**

The Plumb Lane Readiness Center is located in Reno and provides services to the military, their families and is also a recruitment center for the Nevada National Guard. There are 3 structures on the site along with parking for the public and guard personnel. There is a designated ADA parking area and route of travel into the main building which is in need of some ADA upgrades. There is also a large storage yard which is partially paved located north of the main Readiness Center. The site has some irrigated turf, trees and shrubs along Plumb Lane on the south side of the building. The fully fenced site is well maintained and in good shape.

**PRIORITY CLASS 1 PROJECTS**

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

**Currently Critical**

**Immediate to Two Years**

**Project Index #: 9919ADA2**

**Construction Cost \$25,000**

**ADA RAMP UPGRADE**

This facility has an ADA accessible ramp on the east side of the Readiness Center. This ramp is on the accessible path of travel from the accessible parking spaces to the Readiness Center. The ramp does not have proper landings, the handrails are not compliant, and it is missing edge protection. This project would provide for an upgrade to the ramp to make it fully ADA compliant. NRS 338.180, IBC - 2006, 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.

This project or a portion thereof was previously recommended in the FCA report dated 08/27/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/08/2010.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$25,000**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 9919SIT3**

**Construction Cost \$25,000**

**SIDEWALK REPLACEMENT**

The sidewalks serving the building are deteriorated and failing. In some areas, settling has caused changes in elevation in excess of 1/2" and there are cracks in many locations. This project addresses removal and replacement of existing sidewalks and the concrete patio in the rear of the building. 2,500 SF of 4" thick concrete sidewalk was used for this estimate.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$76,875**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 9919SIT2**

**Construction Cost \$76,875**

**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 and parking areas. 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. 102,500 square feet of asphalt area was used to generate this estimate.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$25,000</b>
<b>Priority Class 2:</b>	<b>\$25,000</b>
<b>Priority Class 3:</b>	<b>\$76,875</b>
<b>Grand Total:</b>	<b>\$126,875</b>

**STORAGE BUILDING 1**

SPWB Facility Condition Analysis - 2044

Survey Date: 7/8/2010

**STORAGE BUILDING 1  
BUILDING REPORT**

Storage Building 1 is a concrete masonry unit and steel framed structure with a metal roofing system on a concrete foundation. It has 3 separate storage bays each accessed by double doors. There is no HVAC and the building is in good shape.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$11,025**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR DOOR REPLACEMENT**

**Project Index #: 2044EXT2  
Construction Cost \$9,000**

The exterior metal doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the three double door assemblies with new metal doors, frames, and hardware. Removal and disposal of the existing doors is included in this estimate.

**EXTERIOR FINISHES**

**Project Index #: 2044EXT1  
Construction Cost \$2,025**

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 are cleaning and painting the concrete masonry 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): 405**  
**Year Constructed: 1980**  
**Exterior Finish 1: 100 % Painted CMU**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1** **Basement? No**  
**IBC Occupancy Type 1: 100 % S-1**  
**IBC Occupancy Type 2: %**  
**Construction Type: Concrete Masonry Units**  
**IBC Construction Type: V-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$27.22</b>
<b>Priority Class 2:</b>	<b>\$11,025</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$40,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$100</b>
<b>Grand Total:</b>	<b>\$11,025</b>	<b>FCNI:</b>	<b>28%</b>

**STORAGE BUILDING 2**

SPWB Facility Condition Analysis - 2043

Survey Date: 7/8/2010

**STORAGE BUILDING 2  
BUILDING REPORT**

Storage Building 2 is a concrete and brick masonry structure with a single-ply roofing system on a concrete foundation. It used to function as a vehicle maintenance shop but is now used primarily for storage. There is an exterior ground mounted packaged HVAC system for heating and cooling and the building is lacking a fire sprinkler and alarm system. The facility is well maintained and in good shape.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects: \$11,444**

**Currently Critical**

**Immediate to Two Years**

**Project Index #: 2043SFT1  
Construction Cost \$1,000**

**EXIT SIGN AND EGRESS LIGHTING UPGRADE**

There is no emergency egress lighting in the building 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.

**Project Index #: 2043SFT3  
Construction Cost \$10,444**

**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.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$17,555**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 2043EXT1  
Construction Cost \$13,055**

**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 are cleaning and sealing the brick masonry, painting the stucco eaves, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed 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.

**Project Index #: 2043ENR1  
Construction Cost \$4,500**

**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 6 units. Removal and disposal of the existing windows is included in this estimate.

**BUILDING INFORMATION:**

**Gross Area (square feet): 2,611**  
**Year Constructed: 1965**  
**Exterior Finish 1: 100 % Brick Masonry**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 % S-1**  
**IBC Occupancy Type 2: %**  
**Construction Type: Concrete & Brick Masonry**  
**IBC Construction Type: V-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$11,444</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$11.11</b>
<b>Priority Class 2:</b>	<b>\$17,555</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$261,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$100</b>
<b>Grand Total:</b>	<b>\$28,999</b>	<b>FCNI:</b>	<b>11%</b>

**PLUMB LANE READINESS CENTER**

SPWB Facility Condition Analysis - 2042

Survey Date: 7/8/2010

**PLUMB LANE READINESS CENTER  
BUILDING REPORT**

The Plumb Lane Readiness Center is a concrete and brick masonry structure with a single-ply roofing system on a concrete foundation. The primary function of this facility is providing office space for family support services offered through the national guard and recruitment operations. There are Men's and Women's restrooms which are not ADA compliant, storage rooms and a large drill hall which was being used for office space. A ground source heat pump provides HVAC for the building except for the drill hall which has a stand alone packaged system. The ADA designated entrance is also not compliant including the route of travel from parking to building entrance. These issues will be addressed in the report. The facility is also lacking a fire sprinkler and alarm system which also will be addressed in the report. The overall building is well maintained and in good shape.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects: \$139,527**

**Currently Critical**

**Immediate to Two Years**

**ADA DOOR UPGRADE**

**Project Index #: 2042ADA7  
Construction Cost \$5,000**

The exterior entrance door on the east side of the building is on an accessible path of travel. It has a power door opener installed on it which has been disabled for security reasons. Without the power door opener, the entrance is not accessible. This project would provide for replacement of the doors to provide an accessible entrance including new ADA compliant door hardware, threshold, signage and space requirements. NRS 338.180, IBC - 2006, 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. The other option would be to activate the power door opener which must open both door leaves along with signage identifying ADA access which may cost less than door replacement.

**ADA SIGNAGE**

**Project Index #: 2042ADA4  
Construction Cost \$3,000**

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) was used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 08/27/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/08/2010.

**ADA UNISEX RESTROOM UPGRADE**

**Project Index #: 2042ADA6  
Construction Cost \$2,000**

The designated unisex ADA accessible restroom is not fully compliant. There is no pipe protection, the toilet paper dispenser is not in the correct location, 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. NRS 338.180, IBC - 2006, 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.

**EXTERIOR LANDING MODIFICATION**

**Project Index #: 2042SFT4  
Construction Cost \$3,500**

The entrance on the south side of the building does not have a proper exterior landing, stairway, and is missing handrails as required by the 2006 IBC, Chapter 10, Section 1008, 1009 and 1012. Also the exit door from the drill hall area swings out over a step. This project would provide for the reworking of the exterior landing and steps to provide a proper landing and stairs including handrails at the south entrance, and adding a new concrete landing at the drill hall exit door.

**Project Index #: 2042SFT3**  
**Construction Cost \$45,828**

**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.

**Project Index #: 2042SFT2**  
**Construction Cost \$80,199**

**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.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$147,570**

**Necessary - Not Yet Critical Two to Four Years**

**Project Index #: 2042EXT2**  
**Construction Cost \$57,285**

**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 are cleaning and sealing the masonry, priming and painting the stucco, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed 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. Also included is the repairing of the concrete roof deck overhang at the damaged areas.

**Project Index #: 2042INT2**  
**Construction Cost \$57,285**

**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. This project or a portion thereof was previously recommended in the FCA report dated 08/27/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/08/2010.

**Project Index #: 2042PLM1**  
**Construction Cost \$8,000**

**REMODEL RESTROOMS**

The existing Men's and Women's restrooms are original to building and are in need of upgrades. This project would provide for the remodeling of both restrooms including but not limited to new toilets, shower modifications, sinks, fixtures, hardware, and floor and wall finishes. It is also recommended that these restrooms become ADA accessible but there already is a unisex ADA restroom present in the building which would provide minimum ADA restroom facilities after the proposed project for upgrading that restroom is complete. This cost estimate does not include an ADA upgrade which may increase the construction cost.

**Project Index #: 2042INT1**  
**Construction Cost \$10,000**

**REPLACE CARPETING**

The carpet in the facility is worn from age and normal use and is in need of replacement. This project would provide for the installation of about 2,000 square feet of commercial grade carpet. Removal and disposal of the old carpet is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 08/27/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/08/2010.

**Project Index #: 2042ENR1**  
**Construction Cost \$15,000**

**REPLACE OVERHEAD COILING DOOR**

The existing overhead coiling door in the drill hall is damaged and is not insulated resulting in increased energy usage. This project would provide for installation of a new power operated insulated overhead coiling door. Removal of the existing door is included in this estimate. A 14'x12' door was used for this estimate.

**BUILDING INFORMATION:**

**Gross Area (square feet): 11,457**  
**Year Constructed: 1965**  
**Exterior Finish 1: 100 % Brick Masonry**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 75 % B**  
**IBC Occupancy Type 2: 25 % A-3**  
**Construction Type: Concrete & Brick Masonry**  
**IBC Construction Type: V-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$139,527</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$25.06</b>
<b>Priority Class 2:</b>	<b>\$147,570</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$3,265,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$285</b>
<b>Grand Total:</b>	<b>\$287,097</b>	<b>FCNI:</b>	<b>9%</b>

**NOTES:**

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

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

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

**REPORT DEVELOPMENT:**

State Public Works Board	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



Plumb Lane Readiness Center Site - Site #9919  
Description: ADA accessible parking.



Plumb Lane Readiness Center - Building #2042  
Description: Door swing over step.



Plumb Lane Readiness Center - Building #2042  
Description: Door swing over step at Drill Hall.



Plumb Lane Readiness Center - Building #2042  
Description: Restroom in need of an ADA upgrade.



Plumb Lane Readiness Center - Building #2042  
Description: Designated ADA accessible entrance.



Plumb Lane Readiness Center - Building #2042  
Description: Concrete roof deck damage.



Storage Building 2 - Building #2043  
Description: Exterior of the building.



Storage Building 2 - Building #2043  
Description: Interior of the facility.



Storage Building 1 - Building #2044  
Description: Exterior of the building.



Storage Building 1 - Building #2044  
Description: Doors in need of replacement.