

State of Nevada
Department of Wildlife
Department of Wildlife Regional Office - Reno
Facility Condition Analysis

DEPARTMENT OF WILDLIFE REGIONAL OFFICE-RENO

1100 Valley Road
Reno, Nevada 89512

Site Number: 9924
STATE OF NEVADA PUBLIC WORKS BOARD
FACILITY CONDITION ANALYSIS



Report Printed in June 2009

State of Nevada
Department of Wildlife
Department of Wildlife Regional Office - Reno
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.

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Site number: 9924

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
0277	NDOW REGIONAL OFFICE / ANNEX 1100 Valley Road Reno	14720	1963	4/7/2009	\$618,160	\$865,131	\$76,600	\$1,559,891	\$4,416,000	35%
0278	RADIO SHOP/ DISPATCH OFFICE 1100 Valley Road Reno	1152	1969	4/7/2009	\$53,880	\$4,894	\$3,456	\$62,230	\$230,400	27%
0659	STORAGE #3 1100 Valley Road Reno	2400	1993	4/7/2009	\$0	\$2,000	\$4,800	\$6,800	\$120,000	6%
0703	STORAGE #2 1100 Valley Road Reno	600		4/7/2009	\$0	\$0	\$1,200	\$1,200	\$30,000	4%
0634	STORAGE #1 - COMMUNICATIONS 1100 Valley Road Reno	600		4/7/2009	\$0	\$0	\$1,200	\$1,200	\$30,000	4%
9924	DEPARTMENT OF WILDLIFE REGIONAL SITE 1100 Valley Road Reno		1960	4/7/2009	\$0	\$148,000	\$0	\$148,000		0%
Report Totals.....:		19,472			\$672,040	\$1,020,025	\$87,256	\$1,779,321	\$4,826,400	37%

**DEPARTMENT OF WILDLIFE REGIONAL SITE
BUILDING REPORT**

The Nevada Department of Wildlife (NDOW) is the state agency responsible for the management of fish and wildlife resources, and the promotion of boating safety on Nevada's waters. This site is the primary office for administration and operations for the department. There are 5 structures on site as well as a paved parking area with ADA accessible parking, employee parking and storage of equipment. The Department of Wildlife is leasing the property from the University of Nevada, Reno.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 \$148,000**
Necessary - Not Yet Critical Two to Four Years

PATCH, CRACK FILL AND SLURRY SEAL ASPHALT PAVEMENT **Project Index #: 9924SIT3**
Construction \$120,000

The existing asphalt pavement is in poor to fair condition. There are areas that are in need of removal and replacement, crack filling and sealing. This project would provide for the removal and replacement of damaged asphalt pavement on the east side of the site and crack filling and a slurry seal of the west and south paved parking area. Striping including ADA accessible signage, parking, loading and boat inspection spaces and wheel stops are included in this estimate. Also included are concrete filled bollards to be installed around the HVAC unit by the Dispatch Office. Sealing of the asphalt paving also should be scheduled on a cyclical basis of every 3 to 5 years to maintain the integrity of the paving. A figure of 60 cents a square foot for sealing could be used for cyclical pavement sealing which is not

PERIMETER FENCE & VEHICLE GATE REPAIRS **Project Index #: 9924SIT4**
Construction \$25,000

The chain link perimeter fence has several areas that are in need of repair. The vehicle gate is not operating properly. This project would provide for a new electric vehicle gate to be installed along with repair or replacement of damaged sections of fencing. A three wire barbed fence is also recommended to be installed along the top of the chain link fence to prevent vandalism from occurring inside of the facility.

SHRUB AND TREE REMOVAL **Project Index #: 9924SIT5**
Construction \$3,000

There are several shrubs and trees that are in need of removal to prevent damage to the structures on site. This project would provide for the trimming and / or removal of the trees along the main office building, the storage building along the east side of the site and removal of the trees and shrubs along the fence line.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$148,000
Priority Class 3:	\$0
Grand Total:	\$148,000

**STORAGE #2
 BUILDING REPORT**

Storage #2 is an engineered metal building on a concrete slab-on-grade located along the north side of the site. The structure is uninsulated and does not have any heating or cooling systems. The building is in good shape.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3** **\$1,200**
Long-Term Needs **Four to Ten Years**

Project Index #: 0703EXT1
Construction **\$1,200**

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. Included in the cost is the sealing and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed 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): 600
Year Constructed:
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-1
IBC Occupancy Type 2: %
Construction Type: Engineered Metal Building
IBC Construction Type: III-N
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$2.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$30,000
Priority Class 3:	\$1,200	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$1,200	FCNI:	4%

**STORAGE #3
 BUILDING REPORT**

Storage #3 is an engineered metal building on a concrete slab-on-grade located along the north side of the property. There are 4 sectional overhead door for access into the spaces. There is no heating or cooling systems, but there are two electric fans in the gables which provide air circulation. The structure is in good shape.

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

Project Index #: 0659ENR1
Construction **\$2,000**

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. Any electrical wiring upgrades are not included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3** **\$4,800**
 Long-Term Needs Four to Ten Years

Project Index #: 0659EXT1
Construction **\$4,800**

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. Included in the cost is the sealing and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed 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): 2,400
 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: Engineered Metal Building
 IBC Construction Type: III-N
 Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$2.83
Priority Class 2:	\$2,000	Total Facility Replacement Construction Cost:	\$120,000
Priority Class 3:	\$4,800	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$6,800	FCNI:	6%

**STORAGE #1 - COMMUNICATIONS
 BUILDING REPORT**

Storage #1-Communications is an engineered metal building on a concrete slab-on-grade located along the north side of the site. The structure is uninsulated and does not have any heating or cooling systems. The building is in good

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3** **\$1,200**
Long-Term Needs **Four to Ten Years**

Project Index #: 0634EXT1
Construction **\$1,200**

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. Included in the cost is the sealing and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed 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): 600
Year Constructed:
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-1
IBC Occupancy Type 2: %
Construction Type: Engineered Metal Building
IBC Construction Type: III-N
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$2.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$30,000
Priority Class 3:	\$1,200	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$1,200	FCNI:	4%

**RADIO SHOP/ DISPATCH OFFICE
BUILDING REPORT**

The Radio Shop/ Dispatch Office is an engineered metal structure that has been remodeled into office space with some storage areas. There are two separate offices, one for radio and communications and the other for dispatch. The dispatch office contains a small wet bar area and a unisex restroom. The ramp into the building also is not ADA compliant and these items will be addressed in the report. There is a ceiling mounted HVAC unit on the Radio Shop side with a condenser for cooling on the exterior south side. The old gas heater appears to be not in use. The Dispatch portion has an exterior mounted split HVAC system. The interior of this side is remodeled with painted gypsum board, suspended acoustical tile ceiling and carpet. The facility is lacking a fire sprinkler and alarm system but does have smoke detectors. It is in fair shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1** **\$53,880**
Currently Critical **Immediate to Two Years**

ADA ACCESSIBLE ENTRANCE RAMP **Project Index #: 0278ADA1**
Construction **\$35,000**

The building has an ADA accessible ramp and handrails that does not meet current code requirements. It is recommended that the ramp, stairs and handrails be replaced. This project would provide for removal and replacement of the existing ADA accessible ramp and handrails. 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.

ADA ACCESSIBLE SIGNAGE **Project Index #: 0278ADA2**
Construction **\$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. 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.

EXTERIOR LANDING INSTALLATION **Project Index #: 0278SFT1**
Construction **\$1,000**

There is an exterior door from the Radio Shop which swings out over a step and does not have a proper landing. This does not comply with 2006 IBC Section 1008.1 which describes the requirements for landings including that the landing must be less than 1/2" below the threshold. This project addresses installing a landing designed to current code.

ROOF REPLACEMENT **Project Index #: 0278EXT2**
Construction **\$17,280**

The standing seam metal roof on this building was in poor condition at the time of the survey and had active leaks. It is recommended that this building be re-roofed in the next one to two years with a new standing seam metal roofing system. This estimate includes removal and disposal of the old roofing material.

PRIORITY CLASS 2 PROJECTS
Necessary - Not Yet Critical Two to Four Years

Total Construction Cost for Priority 2 \$4,894

Project Index #: 0278INT1
Construction \$3,456

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next two to three years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. The square footage cost is reduced for this building because some of the walls are unfinished and other walls are covered with wallpaper.

Project Index #: 0278ENR1
Construction \$1,438

LIGHTING UPGRADE

The existing lighting fixtures in the Radio Shop 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. Any electrical wiring upgrades are not included in this estimate.

PRIORITY CLASS 3 PROJECTS
Long-Term Needs Four to Ten Years

Total Construction Cost for Priority 3 \$3,456

Project Index #: 0278EXT1
Construction \$3,456

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. Included in the cost is the sealing and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed 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): 1,152
Year Constructed: 1969
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Engineered Metal Building
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$53,880	Project Construction Cost per Square Foot:	\$54.02
Priority Class 2:	\$4,894	Total Facility Replacement Construction Cost:	\$230,000
Priority Class 3:	\$3,456	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$62,230	FCNI:	27%

**NDOW REGIONAL OFFICE / ANNEX
BUILDING REPORT**

The NDOW Regional Office is a concrete masonry unit, wood and steel framed structure on a concrete foundation. It has a mix of standing seam and single-ply roofing systems. The facility provides administrative offices, storage areas, conference rooms, break rooms and restrooms for all of the department's divisions. There have been 2 additions to this building over the years, one in 1972 (1,195 SF) and the other in 1990 (4,882). The building has a fire alarm system and smoke detectors but is lacking a fire sprinkler system. There are ADA compliant restrooms for the public as well as an ADA compliant entrance into the main lobby. It has two separate HVAC systems. The newest addition (Annex portion) has 6 roof mounted packaged units and the remainder is a mix of one roof mounted packaged unit, 6 forced air furnaces with heat exchangers and 7 exterior mounted condensers. The original portion of the building's electrical service is completely maximized and the building's wiring should be replaced. These items will be addressed in

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1** **\$618,160**
Currently Critical **Immediate to Two Years**

ADA ACCESSIBLE RAMP MODIFICATIONS

Project Index #: 0277ADA3
Construction \$15,000

This facility has an ADA accessible ramp located on the south side of the building. The ramp does not have a proper landing, slope or handrails. This project would provide for an upgrade to the ramp to make it fully ADA compliant. 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. This project should coincide with the recommended pavement project.

ADA ACCESSIBLE SIGNAGE

Project Index #: 0277ADA4
Construction \$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. Some of the signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed or replaced 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.

ADA ACCESSIBLE WATER FOUNTAIN

Project Index #: 0277ADA1
Construction \$4,000

This building contains a water fountain. The 2006 IBC Chapter 11, 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. 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.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2003. It has been

ELECTRICAL UPGRADE

Project Index #: 0277ELE1
Construction \$294,400

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit and staff has indicated some of the old wiring and fixtures has been damaged and does not meet today's code requirements. It is recommended the entire system be upgraded to meet the evolving needs of the building including three-phase power, switchgear, wiring, panels and fixtures as required.

This project is recommended to be done as soon as possible.

EXIT SIGN UPGRADE **Project Index #: 0277SFT3**
Construction \$6,750
The existing exit signs in this building are older types and should be replaced with new self-illuminated or LED style signs with battery-backed internal systems. IBC - 2006 Chapter 10 was referenced for this project.

FIRE SUPPRESSION SYSTEM INSTALLATION **Project Index #: 0277SFT1**
Construction \$206,080
The building is a B occupancy per the 2006 IBC and exceeds 12,000 square feet. 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.

HANDRAIL MODIFICATION / INSTALLATION **Project Index #: 0277SFT6**
Construction \$3,000
The stair handrails at the front entrance stairs do not meet code for safety or accessibility. There should be two intermediate handrails for the stairs due to the width of the stairs and the existing stairs do not have the proper extensions. This project recommends the installation of two additional handrails on the stairs, with proper returns and supports and modifications to the existing handrails to meet code. 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

HVAC ALTERATIONS **Project Index #: 0277HVA2**
Construction \$3,500
The building has two areas which do not have appropriate heating and cooling service. The Staff Biologist Office does not have supply or return ducting resulting in an unconditioned space that is uncomfortably warm or cold year round. The server room does not have sufficient cooling to accommodate the high heat output from the computer equipment which will cause the equipment to prematurely fail. It is recommended to install supply and return ducting to the office and to provide additional cooling to the server room. This project includes all required connections to existing utilities. This project should be coordinated with the HVAC replacement project.

INSTALL SEISMIC GAS SHUT-OFF VALVE **Project Index #: 0277SFT5**
Construction \$4,000
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.

REPAIR / REPLACE FUSIBLE LINKS **Project Index #: 0277SFT2**
Construction \$3,000
The building has two 1-hour Firefly coiling doors with fusible links that are connected to the fire alarm system. Both of the fusible links are not currently operating. This project would provide for repair and/or replacement of the damaged fusible links to ensure proper functioning of the fire rated doors.

ROOF REPLACEMENT **Project Index #: 0277EXT3**
Construction \$73,230
The roof on the Hunter Education Addition area of this building was in fair to poor condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1990. It is recommended that this building be re-roofed in the next two years to be consistent with the roofing program and the end of the warranty period.

SMOKE DETECTOR UPGRADE

**Project Index #: 0277SFT4
Construction \$4,000**

The smoke detectors in the building are reaching the end of their expected life and do not meet current standards. It is recommended that the smoke detectors be scheduled for replacement. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the building wiring with a battery backup. This project would provide funding for the purchase and installation of smoke detectors.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 \$865,131

Necessary - Not Yet Critical Two to Four Years

RESTROOM UPGRADE

**Project Index #: 0277PLM3
Construction \$33,000**

The Men's and Women's restrooms on the east side of the building are of original construction and they are due for an upgrade. This project would provide for a remodel of both Men's and Women's restrooms. The remodel may include, but is not limited to, new sinks, toilets, piping, hardware, mirrors, fixtures, partitions, cabinetry, flooring and paint. A lump sum of \$16,000 has been included in this estimate for hazardous materials abatement if it is determined that there is asbestos in the flooring adhesive.

BREAK ROOM REMODEL

**Project Index #: 0277INT4
Construction \$15,000**

The kitchenette and associated casework in the employee break room are original to the building, dating to 1972. The quality of construction and installation were inadequate for the high usage at this facility, and the casework and counter tops are delaminating and failing. This project recommends the replacement of the existing counters, casework, and associated hardware and fixtures with heavy duty, quality components. The casework should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product over a moisture resistant underlayment to minimize swelling and damage from water exposure. This estimate includes disposal of the existing materials.

CEILING TILE REPLACEMENT

**Project Index #: 0277INT3
Construction \$30,251**

The original 1963 construction portion of the building has adhered acoustical tiles on the ceiling. A large portion of the ceiling tiles are damaged and stained. This project would provide for the replacement of the acoustical tiles. Removal and disposal of the existing ceiling tiles is included in this estimate. The tiles and / or the adhesive may contain asbestos containing material (ACM) and remediation of ACM is not included in this estimate.

FLOORING REPLACEMENT

**Project Index #: 0277INT2
Construction \$132,480**

The carpet and VCT (vinyl composite tile) flooring in the building is damaged and reaching the end of its useful life. It is recommended that the carpet and VCT flooring be replaced. This project would provide for removal and disposal of the carpet and VCT and installation of new carpet and 12x12 VCT with a 6" base.

HVAC EQUIPMENT REPLACEMENT

**Project Index #: 0277HVA1
Construction \$441,600**

There are fourteen separate HVAC units servicing the building. They were installed at various times, but are all at least ten years old. Each unit serves a particular portion of the building which causes the conditioned spaces to be unbalanced and forces some of the units to be overworked. These older units are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of a new central HVAC system to provide conditioning for the entire building. The new system will most likely include altering the existing duct work and adding new duct work. This project includes removal and disposal of the existing HVAC units and all required connections to utilities. This also includes an energy management system to be installed as part of this project.

INTERIOR FINISHES

**Project Index #: 0277INT1
Construction \$73,600**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to four years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

JANITORS CLOSET REPAIRS

**Project Index #: 0277INT5
Construction \$1,400**

The mop sink in the Janitor Closet is mounted adjacent to gypsum board and is showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.

LIGHTING UPGRADE

**Project Index #: 0277ENR1
Construction \$36,800**

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. Any electrical wiring upgrades are not included in this estimate. This project should be coordinated with the electrical upgrade project.

This project or a portion thereof was previously recommended in the FCA report dated 07/15/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/07/2009.

REMOVE AND REPLACE EAST RAMP AND STAIRS

**Project Index #: 0277SFT7
Construction \$25,000**

There is a ramp along the northeast side of the building which exceeds 12% slope. The stairs and handrails also are not up to current building code requirements. This project would provide for the removal of the existing ramp and stairs and installation of a new ramp, stairs and handrails per Chapter 10, 2006 IBC. This estimate is for concrete

WATER HEATER REPLACEMENT

**Project Index #: 0277PLM1
Construction \$1,000**

There is a 12 gallon electric water heater in the Hunter's Education portion of the building which was installed in 2000. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed for more efficient use of energy. The closet has gas service stubbed into it. This estimate includes: 10 feet of gas pipe, fittings, couplers, and labor for installation.

WINDOW REPLACEMENT

**Project Index #: 0277EXT4
Construction \$75,000**

The windows in the older portion of the building 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 75 units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 \$76,600

Long-Term Needs Four to Ten Years

EXTERIOR FINISHES

**Project Index #: 0277EXT2
Construction \$73,600**

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. Included in the cost is painting the masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted, sealed and caulked in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the

WATER HEATER REPLACEMENT

**Project Index #: 0277PLM2
Construction \$3,000**

There is a 30 gallon electric water heater in the mechanical room that was installed in 2005. 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 gas-fired water heater be installed for more efficient use of energy. This estimate includes: 100 feet of gas pipe, fittings, couplers, and labor for

BUILDING INFORMATION:

Gross Area (square feet): 14,720
Year Constructed: 1963
Exterior Finish 1: 100 % Painted CMU
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 90 % B
IBC Occupancy Type 2: 10 % A-3
Construction Type: Concrete Masonry & Steel
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$618,160	Project Construction Cost per Square Foot:	\$105.97
Priority Class 2:	\$865,131	Total Facility Replacement Construction Cost:	\$4,416,000
Priority Class 3:	\$76,600	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$1,559,891	FCNI:	35%

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

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