

State of Nevada  
Department of Wildlife  
Ely Wildlife Old Field Office  
Facility Condition Analysis

# **ELY WILDLIFE OLD FIELD OFFICE**

Airport Road  
Ely, Nevada 89301

**Site Number: 9933**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report Printed in November 2011

State of Nevada  
Department of Wildlife  
Ely Wildlife Old Field Office  
Facility Condition Analysis

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 .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: 9933

### 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
0635	OLD WILDLIFE ADMINISTRATIVE OFFICE Airport Road Ely	1440	1955	8/24/2011	\$34,340	\$169,880	\$0	\$204,220	\$144,000	142%
0636	WILDLIFE STORAGE / GARAGE Airport Road Ely	768	1950	8/24/2011	\$4,072	\$12,500	\$0	\$16,572	\$38,400	43%
9933	ELY WILDLIFE OLD FIELD OFFICE SITE Airport Road Ely			8/24/2011	\$0	\$39,500	\$0	\$39,500		0%
<b>Report Totals.....:</b>		<b>2,208</b>			<b>\$38,412</b>	<b>\$221,880</b>	<b>\$0</b>	<b>\$260,292</b>	<b>\$182,400</b>	<b>143%</b>

**Table of Contents**

<b>Building Name</b>	<b>Index #</b>
<b>ELY WILDLIFE OLD FIELD OFFICE SITE</b>	<b>9933</b>
<b>WILDLIFE STORAGE / GARAGE</b>	<b>0636</b>
<b>OLD WILDLIFE ADMINISTRATIVE OFFICE</b>	<b>0635</b>

**ELY WILDLIFE OLD FIELD OFFICE SITE**

SPWD Facility Condition Analysis - 9933

Survey Date: 8/24/2011

**ELY WILDLIFE OLD FIELD OFFICE SITE**

**BUILDING REPORT**

The Old Ely Wildlife Office site is located just west of US Highway 93 off of the access road to the airport. It is approximately 1 acre in size and fully fenced. There are 2 structures on site, the old office and a metal garage building. The site and buildings are used for storage now as the main office has relocated to Alpha Street. The site is overgrown with weeds and other vegetation and the paving has deteriorated to a gravel state. The property is in the middle of a 99 year lease with White Pine County which began on 27 June 1954.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$39,500**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 9933SIT2**

**Construction Cost \$37,500**

**ASPHALT PAVING INSTALLATION**

The access road and parking areas on the site are not paved. Any existing concrete or asphalt paving has deteriorated to the point of complete failure. This project would provide asphalt cement paving for a 20' wide access road and parking spaces. The estimate includes grading, 6" base, compaction and installation of 4" thick asphalt cement paving.

**Project Index #: 9933SIT1**

**Construction Cost \$2,000**

**WEED ABATEMENT**

Most of the site is covered with weeds. This project would provide for the removal and disposal of the weeds on the site and treatment of the area with an herbicide to control future weed growth.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>
<b>Priority Class 2:</b>	<b>\$39,500</b>
<b>Priority Class 3:</b>	<b>\$0</b>
<b>Grand Total:</b>	<b>\$39,500</b>

**WILDLIFE STORAGE / GARAGE  
BUILDING REPORT**

The Wildlife Storage / Garage is an old engineered steel structure with a metal roofing system on a concrete foundation. It is used for storage and is uninsulated and does not have any heating or cooling systems. The building is in fair shape.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$4,072**  
**Currently Critical** **Immediate to Two Years**

**EXTERIOR LANDING INSTALLATION** **Project Index #: 0636SFT2**  
**Construction Cost \$1,000**

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

**FIRE ALARM SYSTEM INSTALLATION** **Project Index #: 0636SFT1**  
**Construction Cost \$3,072**

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: \$12,500**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR DOOR REPLACEMENT** **Project Index #: 0636EXT2**  
**Construction Cost \$1,500**

The exterior metal man door is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the door assembly with a new metal door, frame and hardware. Removal and disposal of the existing door is included in this estimate.

**EXTERIOR FINISHES** **Project Index #: 0636EXT1**  
**Construction Cost \$1,000**

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

**OVERHEAD DOOR REPLACEMENT** **Project Index #: 0636EXT3**  
**Construction Cost \$10,000**

There are two 10'x10' overhead doors which are damaged and do not function properly. Exposure and wind have caused the doors to bend, crack and lose their finish. They are original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead doors and replacement with new manually operated coiling doors.

**BUILDING INFORMATION:**

**Gross Area (square feet): 768**  
**Year Constructed: 1950**  
**Exterior Finish 1: 100 % Metal Siding**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 % S-3**  
**IBC Occupancy Type 2: %**  
**Construction Type: Old Engineered Steel Building**  
**IBC Construction Type: V-N**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$4,072</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$21.58</b>
<b>Priority Class 2:</b>	<b>\$12,500</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$38,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$50</b>
<b>Grand Total:</b>	<b>\$16,572</b>	<b>FCNI:</b>	<b>44%</b>

**OLD WILDLIFE ADMINISTRATIVE OFFICE  
BUILDING REPORT**

The Old Wildlife Administrative Office is a concrete masonry unit and wood framed structure with a composition roofing system on a concrete foundation. It is currently used for storage and is not occupied. The building is all original including finishes, windows, doors and an old oil fired furnace. The building is in poor shape and rarely used.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$34,340**  
**Currently Critical** **Immediate to Two Years**

**ADA SIGNAGE** **Project Index #: 0635ADA1**  
**Construction Cost \$500**

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** **Project Index #: 0635SFT3**  
**Construction Cost \$1,000**

There are no emergency egress lights or exit signs in the building. 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 LANDING INSTALLATION** **Project Index #: 0635SFT4**  
**Construction Cost \$2,000**

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

**FIRE ALARM SYSTEM INSTALLATION** **Project Index #: 0635SFT1**  
**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 #: 0635SFT2**  
**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 or R-2 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.



**Project Index #: 0635ENV1**

**Construction Cost \$15,000**

### **UNDERGROUND TANK REMOVAL**

At the south exterior wall there is an underground heating oil fuel tank that is no longer needed because new propane-fired equipment will be installed. This project allows for removal of the underground tank and associated soils surrounding the installation.

### **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$169,880**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 0635INT4**

**Construction Cost \$7,200**

### **CEILING REPLACEMENT**

The ceiling in the 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. The ceiling tiles and adhesive should be tested for asbestos containing materials (ACM) and additional costs should be added if it is necessary to abate it.

**Project Index #: 0635ELE1**

**Construction Cost \$28,800**

### **ELECTRICAL UPGRADE**

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. If occupied, it would be utilized to its current maximum potential. The electrical panels and receptacles would be at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building.

**Project Index #: 0635EXT3**

**Construction Cost \$4,500**

### **EXTERIOR DOOR REPLACEMENT**

The 3 exterior wood doors appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement of the wood doors with new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

**Project Index #: 0635EXT1**

**Construction Cost \$7,200**

### **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 excluding the roof. Included in the cost is painting the concrete masonry unit walls, wood trim and caulking of the windows, 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.

**Project Index #: 0635INT2**

**Construction Cost \$11,520**

### **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. The flooring should be tested for asbestos containing materials (ACM) and additional costs should be added if it is necessary to abate it.

**Project Index #: 0635HVA1**

**Construction Cost \$28,800**

### **HVAC EQUIPMENT REPLACEMENT**

The oil fired furnace is original to the building and is no longer operational. There is no other HVAC equipment in the building. This project would provide for installation of a new HVAC packaged unit to provide heating and cooling, cleaning of the existing duct work and replacement of the vent grilles. This project includes removal and disposal of the existing furnace and all required connections to utilities. Propane gas service will be required and is included in the cost.

**Project Index #: 0635INT3**  
**Construction Cost \$5,000**

### **INTERIOR DOOR REPLACEMENT**

The interior doors in this building are hollow core units and are damaged or missing altogether. This project would provide for the installation of new solid core interior doors including frames, lever action door handles, hardware and paint. Removal and disposal of the existing doors is included in this cost estimate. A total of 5 interior doors was used in this estimate.

**Project Index #: 0635INT1**  
**Construction Cost \$7,200**

### **INTERIOR FINISHES**

The interior finishes are in fair to poor 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 #: 0635ENR1**  
**Construction Cost \$2,160**

### **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.

**Project Index #: 0635EXT4**  
**Construction Cost \$10,000**

### **OVERHEAD DOOR REPLACEMENT**

There are two 8'x8' overhead doors on the east side of the building which are damaged and do not function properly. They are original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead doors and replacement with two new manually operated overhead doors. Removal and disposal of the existing doors is included in this estimate.

**Project Index #: 0635PLM1**  
**Construction Cost \$50,000**

### **PLUMBING SYSTEM REPLACEMENT**

The plumbing and waste system is older and in poor condition. Most of the system appears to be original to the building and should be scheduled for replacement. This project recommends replacing all of the water and sewer lines, the plumbing fixtures and the septic system. This estimate includes removal and disposal of the existing system as required.

**Project Index #: 0635EXT2**  
**Construction Cost \$7,500**

### **WINDOW REPLACEMENT**

The windows are original, single pane construction in metal frames. 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 10 units. Removal and disposal of the existing windows is included in this estimate.

**BUILDING INFORMATION:**

Gross Area (square feet): 1,440  
Year Constructed: 1955  
Exterior Finish 1: 100 % Painted CMU  
Exterior Finish 2: %  
Number of Levels (Floors): 1 Basement? No  
IBC Occupancy Type 1: 100 % B  
IBC Occupancy Type 2: %  
Construction Type: Concrete Masonry & Wood  
IBC Construction Type: V-B  
Percent Fire Supressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$34,340	Project Construction Cost per Square Foot:	\$141.82
Priority Class 2:	\$169,880	Total Facility Replacement Construction Cost:	\$144,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$204,220	FCNI:	142%

**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



Ely Wildlife Old Field Office Site - Site #9933  
Description: Parking area.



Ely Wildlife Old Field Office Site - Site #9933  
Description: Yard in need of weed abatement.





Ely Wildlife Old Field Office - Site #0635  
Description: Main entrance into office.



Ely Wildlife Old Field Office - Site #0635  
Description: Interior of the old office.



Wildlife Storage / Garage - Site #0636  
Description: Exterior of the building.



Wildlife Storage / Garage - Site #0636  
Description: Interior of the building.