State of Nevada
Department of Conservation and Natural Resources
Division of Forestry
Elko Northern Region 2 NDF Headquarters
Facility Condition Analysis

ELKO NORTHERN REGION 2
NDF HEADQUARTERS
911 Falcon Way
Elko, Nevada 89801

Site Number: 9934
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS

Report Printed in August 2014
The Facility Condition Analysis Program was created under the authority found in NRS 341.128. 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.
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<thead>
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<th>Building Name</th>
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<th>Yr. Buil</th>
<th>Survey Date</th>
<th>Cost to Repair: P1</th>
<th>Cost to Repair: P2</th>
<th>Cost to Repair: P3</th>
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<th>Cost to Replace</th>
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Table of Contents

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
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<tbody>
<tr>
<td>ELKO NORTHERN REGION 2 NDF HDQS. SITE</td>
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<tr>
<td>NDF LATH HOUSE</td>
<td>2323</td>
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<tr>
<td>NDF NORTHERN REGION 2 OFFICE/GARAGE</td>
<td>0620</td>
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<td>NDF NORTHERN REGION 2 SHOP</td>
<td>0619</td>
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</table>
The Nevada Division of Forestry Northern Region 2 Headquarters site is located immediately adjacent to the NYTC campus in Elko, Nevada. The site is typified by mature trees, shrubs and grassy areas. There are several buildings on the site as well as paved parking for the public and employees. Some vehicle and equipment storage areas are gravel and dirt. There is ADA designated parking in front of the office with a route of travel to the building which is not 100% ADA compliant as well as paved parking for guests and employees. The site has city water and sewer service as well as propane for gas fired appliances.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $14,000

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
</table>

**ADA PARKING SPACE**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The existing ADA parking space does not entirely meet the requirements of the code. This project provides funding to bring the existing ADA parking space up to code including removal of the asphalt and replacement with P.C. concrete, updated signage, re-striping, re-grading and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

- **Project Index #:** 9934ADA2
- **Construction Cost:** $5,000

**MEMORIAL TREE GROVE ACCESSIBILITY**

The site has a public trail system for the Mike P. Jordan Memorial Tree Grove located adjacent to the Lath House. The 36” wide trail consists of 2"x6" wood curbing filled with pea gravel. This area is frequented by the public including school children on field trips. The trail is not accessible and does not meet the criteria for Americans with Disability Act (ADA). This project would provide for the installation of a 2” thick polymer based pavement system for the trail system to provide accessibility through the tree grove. A product under the brand name PolyPavement was used as a pricing guide for this project. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/19/2013.

- **Project Index #:** 9934ADA1
- **Construction Cost:** $9,000

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $126,000

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
</table>

**DRAINAGE UPGRADES**

The grade across the site does not slope away from the buildings effectively which allows water to infiltrate the buildings to some extent. Water also pools up next to the buildings and damages the exterior finishes and foundations. Sand bags have been used during heavy rains to protect the buildings. This project would create positive flow away from the buildings by regrading, paving and installing additional drainage swales as needed.

This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/19/2013.

- **Project Index #:** 9934SIT3
- **Construction Cost:** $25,000

**GENERATOR INSTALLATION**

The site does not have an emergency back-up generator. As an emergency management facility, it is important to have backup power to the buildings. This project would provide for a new diesel powered 150 KVA generator including required connections to utility systems.

- **Project Index #:** 9934ELE1
- **Construction Cost:** $75,000
SANITARY SEWER LINE REPLACEMENT
The sanitary sewer line leading from the Shop to the Office is failing and should be scheduled for replacement. The pipe is not sloped properly which causes backups and clogging. In cold temperatures, the pipe has frozen and broken at least twice. This project would provide for the complete replacement of the sanitary sewer line from the Shop to the Office.

SIDEWALK REPLACEMENT
The sidewalks serving the buildings and vehicle storage areas on this site are deteriorated and failing. In some areas cracks wider than four inches have been identified, and there is settling in many locations. The accessible route from the parking space to the entrance of the building is also compromised by the failing concrete. This project addresses removal and replacement of existing sidewalks as needed. 1,200 SF of 4” thick concrete sidewalk was used for this estimate. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA reports dated 08/21/2002 and 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/19/2013.

SITE BOLLARDS
The Regional Office building has three large apparatus bay doors for fire fighting equipment. The paved approach does not have any protection to prevent vehicles from damaging the building. This project would provide for six 8” diameter pipe bollards, filled with concrete at each side of the apparatus bay doors. This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/19/2013.

WHEEL STOPS
The Regional Office building has parking for employees along the west side of the apparatus bay portion of the building. The parking spaces lack wheel stops to prevent vehicles from damaging the structure. This project would provide for the installation of concrete wheel stops along the parking area. This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/19/2013.

PRIORITY CLASS 3 PROJECTS

<table>
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<tr>
<td>Long-Term Needs</td>
<td>Four to Ten Years</td>
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CRACK FILL & SEAL ASPHALT PAVING
It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads, parking areas and the maintenance yard. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 50,000 square feet of asphalt area was used to generate this estimate. It is recommended that this project coincide with the ADA Parking Space project.
PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $14,000
- Priority Class 2: $126,000
- Priority Class 3: $30,000

Grand Total: $170,000
The NDF Lath House is a wood framed post and beam structure with a lath and screen enclosure. The building is used for NDF nursery purposes and is located adjacent to the Mike P. Jordan Memorial Tree Grove.

**PRIORITIZED CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $19,000

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
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<tr>
<td>2323SFT1</td>
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</table>

**BACKFLOW PREVENTION**

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

This project or a portion thereof was previously recommended in the FCA reports dated 08/21/2002 and 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/19/2013.

**LATH HOUSE REPAIRS**

The Lath House is deteriorated and requires basic maintenance and some structural repairs. There is earth to wood contact, warping of the boards and dry rot. It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for repairs and painting of the structure and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA reports dated 08/21/2002 and 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/19/2013.
BUILDING INFORMATION:

Gross Area (square feet): 3,000
Year Constructed: 1981
Exterior Finish 1: 100 % Wood
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U-1
IBC Occupancy Type 2: 0 %
Construction Type: Wood frame
IBC Construction Type: V-N
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $0 | Project Construction Cost per Square Foot: | $6.33 |
| Priority Class 2: | $19,000 | Total Facility Replacement Construction Cost: | $150,000 |
| Priority Class 3: | $0 | Facility Replacement Cost per Square Foot: | $50 |

Grand Total: $19,000

FCNI: 13%
NDF NORTHERN REGION 2 OFFICE/GARAGE

BUILDING REPORT

The NDF Northern Region 2 Office is a wood and metal framed building which contains offices and a large apparatus bay area for NDF emergency and fire fighting apparatus. There is a storage Mezzanine over a portion of the Office area which is accessed from the apparatus bay. The building is on a concrete slab-on-grade foundation, has a metal roof and is in good shape. There are some accessibility issues that will be addressed in the FCA report.

PRIORITY CLASS 1 PROJECTS

Currently Critical

Total Construction Cost for Priority 1 Projects: $130,554

Immediate to Two Years

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PRIORITY CLASS 1 PROJECTS

ABANDON SEPTIC TANK

The Office building was connected to the city sewer system in 1998 and disconnected from the on-site septic system. There is no record of the existing septic system having been demolished. This project provides funds to pump and fill the old tank in compliance with state health regulations.

This project or a portion thereof was previously recommended in the FCA reports dated 08/21/2002 and 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/19/2013.

ADA RESTROOM REMODEL

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms into ADA compliant restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, exhaust fans, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 08/21/2002 and 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/19/2013.

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. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design 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 - 2012 Chapter 10 was referenced for this project.

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- 2009 Section 7 and the 2012 International Fire Code.
FIRE SUPPRESSION SYSTEM INSTALLATION

The building is a B occupancy per the 2012 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.

This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/19/2013.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $139,124

Necessary - Not Yet Critical Two to Four Years

AIR CONDITIONER INSTALLATION

The server room is not sufficiently cooled by the existing HVAC system. If the room is too warm, the computer equipment will prematurely age and may fail due to overheating. It is recommended to install an air conditioning system in the room to ensure that the temperature is properly regulated. This project would provide for the purchase and installation of an air conditioner including all required connections to existing utilities.

EXTERIOR DOOR REPLACEMENT

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

This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/19/2013.

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 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. This project or a portion thereof was previously recommended in the FCA reports dated 08/21/2002 and 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/19/2013.

GUTTER REPLACEMENT

The existing gutters and downspouts on the building are damaged and should be scheduled for replacement. They have numerous joints that have proven impossible to seal against leaks and have been bent and broken over time. The leaking gutters will cause premature deterioration to the building finishes and the site hardscape. This project would replace the existing segmented gutter with seamless gutter and new downspouts. It is recommended to extend the downspouts at least 5'-0" away from the building exterior.
HEATING UPGRADES

The radiant heating equipment in the Garage is insufficient for the extreme temperatures in the area. The Garage is uncomfortably cold in the winter. It is recommended to install additional propane-fired heating equipment in the Garage to ensure a comfortable work environment. This project would provide for the purchase and installation of three natural gas fired heaters including all required connections to existing utilities.

Project Index #: 0620HVA3
Construction Cost $10,000

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project is 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 #: 0620INT1
Construction Cost $25,420

KITCHENETTE REPLACEMENT

The sink, faucet and associated cabinets in the hallway are original to the building. This project recommends the replacement of the existing kitchenette with heavy duty, quality components. The cabinets 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, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards For Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes disposal of the existing materials.

Project Index #: 0620ADA2
Construction Cost $15,000

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.

This project or a portion thereof was previously recommended in the FCA reports dated 08/21/2002 and 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/19/2013.

Project Index #: 0620ENR1
Construction Cost $12,620

MINOR ELECTRICAL REPAIRS

The building has several electrical outlets and switches missing covers, extension cords being used to supply electrical power, and nonmetallic sheathed cable being used in the attic. This project would provide funding to replace broken or missing covers, install a dedicated electrical outlet to the computer server and to replace the nonmetallic sheathed cable being used in the attic.

This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/19/2013.

Project Index #: 0620ELE1
Construction Cost $7,500

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 2-3 years. It is recommended that a new on-demand electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 0620PLM1
Construction Cost $2,500

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

Project Index #: 0620EXT4
Construction Cost $12,000
BUILDING INFORMATION:

Gross Area (square feet): 5,084  
Year Constructed: 1980  
Exterior Finish 1: 100 % Metal Siding  
Exterior Finish 2:  
Number of Levels (Floors): 1  Basement? No  
IBC Occupancy Type 1: 60 % B  
IBC Occupancy Type 2: 40 % S-3  
Construction Type: Wood & Steel Framing  
IBC Construction Type: V-N  
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
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<tr>
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NDF NORTHERN REGION 2 SHOP
BUILDING REPORT

The NDF Northern Region 2 Shop building is a wood and metal framed structure with metal siding and roof. This facility is used for the majority of the NDF's vehicle and equipment repairs, storage, painting and servicing. There are not any fire sprinklers or alarm systems present in the building and it is not accessible.

There is a storage mezzanine inside that has some building code inconsistencies. These will be addressed in the FCA report.

The building is overcrowded, overused and appears to have reached it's functional limitations.

PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXIT SIGN AND EGRESS LIGHTING UPGRADE</td>
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</tbody>
</table>

The emergency egress lighting is insufficient and the exit signs are made of paper and 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 - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 08/21/2002 and 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/19/2013.

- Project Index #: 0619SFT2
- Construction Cost: $2,440

| 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 A117.1-2009 Section 7 and the 2012 International Fire Code.

- Project Index #: 0619SFT7
- Construction Cost: $19,520

| FIRE SUPPRESSION SYSTEM INSTALLATION | |

The building is an H-4 occupancy per the 2012 International Building Code. Pursuant to IBC 903.2.5.1, an automatic sprinkler system shall be installed in Group H occupancies. 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.

This project or a portion thereof was previously recommended in the FCA reports dated 08/21/2002 and 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/19/2013.

- Project Index #: 0619SFT1
- Construction Cost: $68,320

| INTERIOR LANDING INSTALLATION | |

The west side of the shop has an exit door with an interior landing approximately 6” below the exterior landing. Section 1008.1 of the 2012 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. There is a wood ramp constructed to eliminate the step down but it has created a tripping hazard and does not meet code. This project would provide funding to pour a 3'-0"x3'-0" concrete landing on the interior of the building to eliminate the tripping hazard.

This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/19/2013.

- Project Index #: 0619INT1
- Construction Cost: $2,500
INTERIOR STAIRWAY REPLACEMENT

The stairs and handrails between the first floor and the storage mezzanine do not meet the requirements in the 2012 International Building Code sections 1009 and 1012. This project would provide funding to remove and replace the stairway and handrail.

This project or a portion thereof was previously recommended in the FCA reports dated 08/21/2002 and 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/19/2013.

[Project Index #: 0619SFT3, Construction Cost: $9,000]

RESTROOM EXHAUST FAN

The existing exhaust fan in the restroom is original equipment and does not provide adequate ventilation. This project would provide for the removal of the existing exhaust fan assembly and the purchase and installation of a new exhaust fan assembly including connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/19/2013.

[Project Index #: 0619HVA1, Construction Cost: $3,000]

ROOF REPLACEMENT

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 1-2 years with a new single-ply roofing system which will be installed directly over the existing metal roof. This will allow the roof to qualify for the statewide roofing program warranty and preventative maintenance agreement.

[Project Index #: 0619EXT2, Construction Cost: $58,560]

SAFETY CABINETS

The Shop contains many different paints, stains, oils, vehicle repair fluids, cleaning products and other hazardous products on open shelves and on the floor. This does not meet OSHA standards for hazardous materials containment.

This project would provide two hazardous storage containers in the building and install placards on the building exterior in accordance with OSHA 1910.106 (d).

[Project Index #: 0619SFT8, Construction Cost: $10,000]

SPILL CONTAINMENT

The Shop does not have a method for containing spills or leakage from oil drums. This project would add secondary containment pallets for all containers in the building and install placards on the building exterior.

[Project Index #: 0619ENV4, Construction Cost: $3,500]

STRUCTURAL ASSESSMENT

A storage area has been constructed inside of the metal shop building accessed via a wood stair case. The 2003 ICC has a minimum requirement of 125 p.s.f. for light storage in non-residential spaces. There is no record of a CIP project or structural plans for this construction and could be a potential safety issue due to collapse. This project recommends that a licensed engineer perform a structural investigation to assess the load carrying capacity of this area. Future projects would be based on this report.

[Project Index #: 0619STR1, Construction Cost: $5,000]

VEHICLE EXHAUST EXTRACTION SYSTEM

The Shop Building services and repairs vehicles for use by NDF. There is no exhaust extraction system which removes toxic exhaust fumes. Table 403.7 in the 2012 Uniform Mechanical Code states that "Auto repair rooms where engines are run shall have exhaust systems that directly connect to the engine exhaust and prevent escape of fumes". This project would provide for the purchase and installation of a vehicle exhaust extraction system including, hoses, automatic shut off, electrical connections and roof mounted exhaust fans and equipment as provided by the manufacturer.

This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/19/2013.

[Project Index #: 0619SFT6, Construction Cost: $50,000]
**CONCRETE APRON REPAIRS**
The 3 exterior concrete aprons and sidewalks around the building have extensive cracking and are due for repairs. This project would provide for crack-filling, patching and sealing the concrete aprons at the vehicle garage doors and the sidewalks and pads around the building.

**CONCRETE FLOORING REHABILITATION**
The concrete flooring in the building has extensive cracking and is due for repairs. This project would provide for crack-filling, patching and sealing the concrete flooring in the building.

**COOK SHED DEMOLITION**
The Shop has a small Cook Shed addition on the north side of the structure. It contains numerous code and safety issues including but not limited to broken windows, broken or missing electrical fixtures, temporary metal and wood flooring, dry rot, cooking and washing dishes without proper equipment or ventilation and no life safety systems. The addition is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the addition.

**ELECTRICAL REPAIRS**
There are many safety issues throughout the building having to do with electrical fixtures and equipment. There are numerous electrical outlets and switches which are missing covers or are broken, extension cords being used to supply permanent electrical power, the GFCI outlet in the restroom is broken and the exterior outlets are not GFCI protected and are missing covers. This project would provide for repairs and/or replacement of the damaged electrical outlets and removing extension cords from permanent locations.

This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/19/2013.

**EXTERIOR DOOR REPLACEMENT**
The 5 exterior wood man 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.

**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 power washing, priming and painting the metal panels and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended to paint the building in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**GREASE/ SAND INTERCEPTOR INSTALLATION**
The shop has a wash area for vehicles which drains into the city sewer. There is no evidence that a grease/ sand interceptor is provided. This project recommends installing a grease/ sand interceptor in accordance with state health regulations.

This project or a portion thereof was previously recommended in the FCA reports dated 08/21/2002 and 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/19/2013.
HVAC REPLACEMENT

The existing HVAC system consists of ceiling mounted heaters and does not have any cooling equipment other than a small wall-mounted air conditioner for the office. The equipment is not energy efficient and has reached the end of its expected and useful life. There is a need for cooling equipment as well to provide a comfortable work environment in the summer. The new system shall be designed to significantly reduce electrical and propane gas usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs. This project would provide for replacing the existing heaters and installing evaporative coolers for cooling.

This project or a portion thereof was previously recommended in the FCA reports dated 08/21/2002 and 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/19/2013.

INTERIOR DOOR REPLACEMENT

The interior doors in this building are damaged and do not function properly. There are 3 hollow core wood doors and 3 hollow core metal doors. This project would provide for the installation of new metal 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 6 interior doors was used in this estimate.

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project is 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, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA reports dated 08/21/2002 and 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/19/2013.

OVERHEAD DOOR REPLACEMENT

There is one 12'x14' and two 10'x10' overhead garage doors which are damaged and do not function properly. Exposure and wind have caused the doors to bend, crack and lose their finish. The springs, rollers and hinges are worn from general wear and tear. 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 garage doors and replacement with new manually operated overhead garage doors.

RESTROOM REMODEL

The restroom in the building is original to the building and in overall poor condition. The finishes, fixtures, toilet, sink and shower are showing signs of wear and deterioration. This project would provide for a complete remodel of the restroom. The removal and disposal of the existing fixtures and finishes is included in this estimate.

This project or a portion thereof was previously recommended in the FCA reports dated 08/21/2002 and 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/19/2013.

VCT FLOORING REPLACEMENT

The VCT (vinyl composite tile) flooring in the office space is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base.
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 7 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/19/2013.

BUILDING INFORMATION:

- Gross Area (square feet): 4,880
- Year Constructed: 1981
- Exterior Finish 1: 60 % Metal Siding
- Exterior Finish 2: 40 % Wood Siding
- Number of Levels (Floors): 2
- Basement: No
- IBC Occupancy Type 1: 100 % H-4
- IBC Occupancy Type 2: 
- Construction Type: Wood and Steel Framing
- IBC Construction Type: V-N
- Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $231,840
- Priority Class 2: $204,850
- Priority Class 3: $0
- Grand Total: $436,690
- Project Construction Cost per Square Foot: $89.49
- Total Facility Replacement Construction Cost: $488,000
- Facility Replacement Cost per Square Foot: $100
- FCNI: 89%

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 341.128 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Division
Facilities Condition Analysis
515 E. Musser Street, Suite 102
Carson City, Nevada 89701-4263
(775) 684-4141 voice
(775) 684-4142 facsimile
Elko Northern Region 2 NDF Headquarters – FCA Site #9934
Description: ADA accessible parking.

NDF Lath House – FCA Building #2323
Description: Exterior (2005).
NDF Northern Region 2 Office / Garage – FCA Building #0620
Description: Exterior of the garage area.

NDF Northern Region 2 Office / Garage – FCA Building #0620
Description: Interior stairway to storage mezzanine.
NDF Northern Region 2 Office / Garage – FCA Building #0620
Description: Interior of the restroom.

NDF Northern Region 2 Shop – FCA Building #0619
Description: Exterior of the shop.
NDF Northern Region 2 Shop – FCA Building #0619
Description: Interior of the shop.