

State of Nevada/Department of the Military
Nevada National Guard - Carson City
Facility Condition Analysis

NEVADA NATIONAL GUARD

2525 S. Carson Street, Carson City, NV

SITE NUMBER: 9939

FACILITY CONDITION ANALYSIS



Report Printed in 2002

State of Nevada/Department of the Military
Nevada National Guard - Carson City
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 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: 9939

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
9939	NEVADA ARMY NATIONAL GUARD CC SITE 2601 S. Carson St Carson City	0		6/17/2002	\$11,542	\$0	\$0	\$11,542		0%
0987	USPFO SHIP/RECEIVING 2601 S. Carson Street Carson City	1280	1996	6/17/2002	\$0	\$0	\$0		\$64,000	
0986	ARMY ADVISOR TRAILER 2525 S. Carson Street Carson City	1440	1992	6/17/2002	\$0	\$0	\$0		\$72,000	
0980	USPFO HAZ MAT WASTE STORAGE BLDG 2601 S. Carson St. Carson City	1500	1991	6/17/2002	\$0	\$0	\$0		\$75,000	
0669	GSA FLEET BUILDING 2601 S. Carson Street Carson City	3550	1983	6/17/2002	\$0	\$0	\$0		\$355,000	
Report Totals.....:		7,770			\$11,542	\$0	\$0	\$11,542	\$566,000	2%

Table of Contents

Building Name	Index #	
NEVADA ARMY NATIONAL GUARD CC SITE	9939	
USPFO SHIP/RECEIVING	0987	No Current Projects
ARMY ADVISOR TRAILER	0986	No Current Projects
USPFO HAZ MAT WASTE STORAGE BLDG	0980	No Current Projects
GSA FLEET BUILDING	0669	No Current Projects

NEVADA ARMY NATIONAL GUARD CC SITE

SPWB Facility Condition Analysis - 9939

Survey Date: 6/17/2002

NEVADA ARMY NATIONAL GUARD CC SITE

BUILDING REPORT

This report covers the Nevada Army National Guard Carson City Campus. Site reports review infrastructure and conditions not associated with a particular building. At the time of the survey, the National Guard was moving to their new building on Fairview, which will leave the majority of the buildings at this site vacant.

The Carson Nevada Army National Guard complex encompasses approximately 12 acres at the corner of Colorado and South Carson Streets. There are 24 buildings and related structures, including singlewide and doublewide trailers, on the site. Several of the occupied structures date to 1959. The site is primarily pavement, sidewalk and gravel. There are a few trees and some grass, mainly at the front of the USPFO and OTAG buildings.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$11,542

Currently Critical

Immediate to Two Years

Project Index #: 9939SIT2

Construction Cost \$11,542

REMOVE MOBILES FROM SITE

There are four mobile homes located on site that are being used as office space. These manufactured homes are not designed or intended for non-residential use. It would be cost prohibitive to bring the units into compliance with commercial coach requirements, to allow them to meet code and be used as offices.

This project provides costs for disconnecting utilities, removal of the skirting, overhangs and steps, and removing the trailers from the site. Some of these costs could be recovered by selling the units to a mobile home dealer.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$11,542
Priority Class 2:	\$0
Priority Class 3:	\$0
Grand Total:	\$11,542

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

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

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

REPORT DEVELOPMENT:

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



Nevada Army National Guard Site #9939