

State of Nevada
Department of Wildlife
Key Pittman Wildlife Management Area
Facility Condition Analysis

KEY PITTMAN WILDLIFE MANAGEMENT AREA

Post Office Box 31
Hiko, Nevada 89017

Site Number: 9954
STATE OF NEVADA PUBLIC WORKS BOARD
FACILITY CONDITION ANALYSIS



Report Printed in February 2010

State of Nevada
Department of Wildlife
Key Pittman Wildlife Management Area
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 .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.

Site number: 9954

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
0647	MAINTENANCE SHOP P.O. Box 31 Key Pittman	1200		11/3/2009	\$2,100	\$83,400	\$0	\$85,500	\$60,000	143%
0904	GRANARY P.O. Box 31 Key Pittman WMA	177		11/3/2009	\$0	\$3,894	\$0	\$3,894	\$3,540	110%
0903	WMA SUPERVISOR'S RESIDENCE P.O. Box 31 Key Pittman WMA	1200		11/3/2009	\$9,950	\$69,450	\$0	\$79,400	\$180,000	44%
3029	WMA STORAGE BUILDING P. O. Box 31 Key Pittman WMA	300	0	11/3/2009	\$5,000	\$0	\$900	\$5,900	\$15,000	39%
0648	CHICKEN COOP P.O. Box 31 Key Pittman WMA	168		11/3/2009	\$0	\$504	\$0	\$504	\$1,680	30%
3028	CXT COMFORT STATION #2 - NORTH P.O. Box 31 Key Pittman WMA	112	0	11/3/2009	\$1,000	\$0	\$1,120	\$2,120	\$15,000	14%
2942	CXT COMFORT STATION #1 - SOUTH P.O. Box 31 Key Pittman WMA	56	2007	11/3/2009	\$0	\$0	\$560	\$560	\$16,800	3%
9954	KEY PITTMAN WMA SITE P.O. Box 31 Key Pittman WMA		0	11/3/2009	\$0	\$0	\$0			0%
Report Totals.....:		3,213			\$18,050	\$157,248	\$2,580	\$177,878	\$292,020	61%

SPWB Facility Condition Analysis

Table of Contents

Building Name	Index #	
KEY PITTMAN WMA SITE	9954	No Current Projects
WMA STORAGE BUILDING	3029	
CXT COMFORT STATION #2 - NORTH	3028	
CXT COMFORT STATION #1 - SOUTH	2942	
GRANARY	0904	
WMA SUPERVISOR'S RESIDENCE	0903	
CHICKEN COOP	0648	
MAINTENANCE SHOP	0647	

WMA STORAGE BUILDING

SPWB Facility Condition Analysis - 3029

Survey Date: 11/3/2009

**WMA STORAGE BUILDING
BUILDING REPORT**

The WMA Storage Building is an engineered steel building located west of the main shop structure. It has a concrete foundation and electrical service but is lacking HVAC. The facility is used primarily for storage and is in good shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$5,000**
Currently Critical **Immediate to Two Years**

SAFETY CABINETS

Project Index #: 3029SFT1
Construction Cost \$5,000

The storage building contains many different paints, stains, pesticides 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).

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$900**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 3029EXT1
Construction Cost \$900

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 caulking and sealing of the 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): 300
Year Constructed: 0
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-1
IBC Occupancy Type 2: 0 %
Construction Type: Engineered Steel Building
IBC Construction Type: III-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$5,000	Project Construction Cost per Square Foot:	\$19.67
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$15,000
Priority Class 3:	\$900	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$5,900	FCNI:	39%

CXT COMFORT STATION #2 - NORTH

SPWB Facility Condition Analysis - 3028

Survey Date: 11/3/2009

CXT COMFORT STATION #2 - NORTH
BUILDING REPORT

The Comfort Station is a precast unisex ADA restroom structure which is located in the Nesbitt Lake unit of the wildlife management area. There is a flat concrete parking space adjacent to the building but is lacking ADA signage and striping. It is in good shape.

PRIORITY CLASS 1 PROJECTS Total Construction Cost for Priority 1 Projects: \$1,000
Currently Critical Immediate to Two Years

ADA SIGNAGE & STRIPING

Project Index #: 3028ADA1
Construction Cost \$1,000

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The concrete parking area and passenger loading area are missing proper signage and striping to comply with ADA requirements. This project would provide for striping, signage and any other necessary upgrades to the parking space. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

PRIORITY CLASS 3 PROJECTS Total Construction Cost for Priority 3 Projects: \$1,120
Long-Term Needs Four to Ten Years

EXTERIOR/ INTERIOR FINISHES

Project Index #: 3028EXT1
Construction Cost \$1,120

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be 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 structure.

BUILDING INFORMATION:

- Gross Area (square feet): 112
Year Constructed: 0
Exterior Finish 1: 100 % Precast Concrete
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Precast Concrete Construction
IBC Construction Type: III-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Table with 4 columns: Priority Class, Cost, Project Construction Cost per Square Foot, and Facility Replacement Construction Cost. Rows include Priority Class 1, 2, 3, and Grand Total.

CXT COMFORT STATION #1 - SOUTH

SPWB Facility Condition Analysis - 2942

Survey Date: 11/3/2009

CXT COMFORT STATION #1 - SOUTH
BUILDING REPORT

The CXT Comfort Station is a precast unisex restroom located in the Frenchy Lake Unit of Key Pittman Wildlife Management Area. The interior is ADA compliant but it is not a designated ADA accessible restroom.

PRIORITY CLASS 3 PROJECTS Total Construction Cost for Priority 3 Projects: \$560
Long-Term Needs Four to Ten Years

EXTERIOR/ INTERIOR FINISHES Project Index #: 2942EXT1
Construction Cost \$560

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be 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 structure.

BUILDING INFORMATION:

Gross Area (square feet): 56
Year Constructed: 2007
Exterior Finish 1: 100 % Precast Concrete
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Precast Concrete
IBC Construction Type: III-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Table with 4 columns: Category, Amount, Description, and Value. Rows include Priority Class 1 (\$0), Priority Class 2 (\$0), Priority Class 3 (\$560), Grand Total (\$560), Project Construction Cost per Square Foot (\$10.00), Total Facility Replacement Construction Cost (\$17,000), Facility Replacement Cost per Square Foot (\$300), and FCNI (3%).

GRANARY

SPWB Facility Condition Analysis - 0904

Survey Date: 11/3/2009

**GRANARY
BUILDING REPORT**

The Granary is a poured in place circular concrete structure with a corrugated metal roof. Primarily used for storage of seed, it is in need of a complete new roof and roof framing.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$3,894**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

**Project Index #: 0904EXT1
Construction Cost \$354**

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 are cleaning and sealing the concrete and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

ROOF REPLACEMENT

**Project Index #: 0904EXT2
Construction Cost \$3,540**

The roof framing and the corrugated metal roofing on this building were in poor condition at the time of the survey. The framing is rotted and many wood members are splitting. It is recommended that the framing and roofing be replaced in the next two to three years. This estimate includes removal and disposal of the old framing and roofing.

BUILDING INFORMATION:

Gross Area (square feet): 177
Year Constructed:
Exterior Finish 1: 100 % Concrete
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-2
IBC Occupancy Type 2: %
Construction Type: Concrete & Wood
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$22.00
Priority Class 2:	\$3,894	Total Facility Replacement Construction Cost:	\$4,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$20
Grand Total:	\$3,894	FCNI:	97%

WMA SUPERVISOR'S RESIDENCE

SPWB Facility Condition Analysis - 0903

Survey Date: 11/3/2009

WMA SUPERVISOR'S RESIDENCE

BUILDING REPORT

The residence is a brick masonry and wood framed structure with a composition shingle roofing system on a concrete foundation. The building contains bedrooms, bathrooms, a kitchen, dining and living areas. The interior was remodeled in 2003 and asbestos was abated. There is also a full basement with an exit to the exterior which is used by staff as an office area. There is an old forced air heating unit in the basement which uses fuel oil and is in need of replacement. The residence is in good shape.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$9,950

Currently Critical

Immediate to Two Years

DOOR REPAIRS

Project Index #: 0903SFT2

Construction Cost \$250

The door to the stairway leading to the basement swings out over the stairs. This is a safety hazard and does not comply with 2006 IBC Chapter 10. This project would provide for reversing the swing on the door.

DRAINAGE IMPROVEMENTS

Project Index #: 0903SIT1

Construction Cost \$5,000

The house has considerable damage to the siding and foundation from improper drainage around the building. The grade does not slope away from the building in several areas, especially on the north side of the building. This is causing water to pool up next to the building, infiltrate the windows and damage the concrete foundation walls. This project would create positive flow away from the building by regrading and installing french drains as needed.

EXTERIOR STAIR REPLACEMENT

Project Index #: 0903SFT1

Construction Cost \$2,500

The exterior concrete stairs near the garage do not comply with 2006 IBC Chapter 10. The treads and risers are not uniform in size and the stairway is missing handrails. This project would provide for the installation of a compliant stairway including handrails. Removal and disposal of the existing stairs is included in the estimate.

INTERIOR STAIR HANDRAIL REPLACEMENT

Project Index #: 0903SFT3

Construction Cost \$1,000

The handrails for the stairway to the basement are older and do not meet code for safety. The gripping surfaces are incorrect and they are installed on only one side of the stair. This project recommends the installation of handrails on both sides of the stairs, with proper returns and supports in accordance with the 2006 IBC Chapter 10, Section 1012.

SMOKE DETECTOR UPGRADE

Project Index #: 0903SFT4

Construction Cost \$1,200

The 2006 IBC and 2006 IFC, section 907.2.10.1.2 requires smoke detectors in dwelling units be installed in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. 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 to meet these requirements.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$69,450

Necessary - Not Yet Critical

Two to Four Years

CONCRETE REPAIRS

**Project Index #: 0903INT3
Construction Cost \$1,500**

The concrete floor and walls in the basement are damaged from water infiltration and heaving. There are cracks and stains that should be repaired and cleaned. It is recommended that the concrete be cleaned and repaired in order to extend its useful life. This project would provide for cleaning the concrete, filling in the cracks and applying a coat of sealant in the next two to three years.

This project should be implemented after the Drainage Improvements project to ensure that future damage does not occur.

EXTERIOR FINISHES

**Project Index #: 0903EXT1
Construction Cost \$6,000**

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. Included in the cost are cleaning and sealing the masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

HEATER REPLACEMENT

**Project Index #: 0903HVA1
Construction Cost \$8,000**

The forced air heating unit in the basement is original to the building. It is not energy efficient and has reached the end of its expected and useful life. This project would provide for installation of a new heating unit and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC unit and all required connections to utilities.

INTERIOR FINISHES

**Project Index #: 0903INT1
Construction Cost \$6,000**

The interior finishes are in fair condition. It is recommended that the interior walls 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.

LIGHTING UPGRADE

**Project Index #: 0903ENR2
Construction Cost \$1,200**

The existing lighting fixtures are the older incandescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. CFL (compact fluorescent lamps) are suggested. Any electrical wiring upgrades are not included in this estimate.

RESTROOM REMODEL

**Project Index #: 0903INT2
Construction Cost \$6,000**

One of the two restrooms in the residence is original to the building and in overall poor condition. The finishes, fixtures, cabinets, toilets, showers and exhaust fans 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.

ROOF REPLACEMENT

**Project Index #: 0903EXT2
Construction Cost \$25,000**

The asphalt composition shingle roof, the gutters and the vinyl soffits on this building were in poor condition at the time of the survey. It is recommended that this building be re-roofed and the gutters and soffits be replaced in the next two to three years with a new 50 year asphalt composition roofing shingle, new underlayments, vinyl gutters and vinyl soffits. This estimate includes removal and disposal of the old materials.

Project Index #: 0903ENR1
Construction Cost \$15,750

WINDOW REPLACEMENT

The windows are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 21 units and includes replacing the wood trim around each unit. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 1,200
Year Constructed:
Exterior Finish 1: 100 % Brick Masonry
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? Yes
IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: %
Construction Type: Brick Masonry & Wood
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$9,950	Project Construction Cost per Square Foot:	\$66.17
Priority Class 2:	\$69,450	Total Facility Replacement Construction Cost:	\$180,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$79,400	FCNI:	44%

CHICKEN COOP

SPWB Facility Condition Analysis - 0648

Survey Date: 11/3/2009

**CHICKEN COOP
BUILDING REPORT**

The Chicken Coop is an old wood framed building with corrugated metal siding and roof. It is now used for storage and is in fair shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$504****Necessary - Not Yet Critical Two to Four Years****EXTERIOR FINISHES****Project Index #: 0648EXT1****Construction Cost \$504**

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 caulking and sealing of the 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.

BUILDING INFORMATION:**Gross Area (square feet): 168****Year Constructed:****Exterior Finish 1: 100 % Metal Siding****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U****IBC Occupancy Type 2: %****Construction Type: Wood Framing****IBC Construction Type: V-B****Percent Fire Supressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$3.00
Priority Class 2:	\$504	Total Facility Replacement Construction Cost:	\$2,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$10
Grand Total:	\$504	FCNI:	25%

MAINTENANCE SHOP

SPWB Facility Condition Analysis - 0647

Survey Date: 11/3/2009

**MAINTENANCE SHOP
BUILDING REPORT**

The Maintenance Shop is a brick and concrete masonry unit and wood framed structure with a rolled composition roofing system on a concrete foundation. The shop provides space for the repair, storage and maintenance of the wildlife management area equipment. There is also a single bay fire station which is manned by the Pahrnagat Volunteer Fire Department and two steel canopies attached to the main building. There is no HVAC in the uninsulated building and the roof and roof structure is in need of repair.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$2,100**
Currently Critical **Immediate to Two Years**

WINDOW REPLACEMENT

Project Index #: 0647ENR1
Construction Cost \$2,100

The windows are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 3 units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$83,400**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR EIFS INSTALLATION

Project Index #: 0647ENR3
Construction Cost \$14,400

The Maintenance Shop is an uninsulated concrete masonry unit structure. This project would provide for the installation of an exterior insulation and finish system which would reduce energy consumption resulting in energy cost savings. This project is recommended to be done in conjunction with the HVAC and lighting upgrade projects. An acrylic based finish is recommended due to the climate and extreme temperature fluctuations.

HVAC INSTALLATION

Project Index #: 0647HVA1
Construction Cost \$7,800

The building has no central cooling or heating system and is uncomfortably warm in the summer and cold in the winter. It is recommended to install a 5 ton fuel fired packaged HVAC unit complete with ducting, diffusers as required and connection to the existing fuel tank. This project should be coordinated with the exterior EIFS system installation project.

INTERIOR FINISHES

Project Index #: 0647INT1
Construction Cost \$6,000

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

LIGHTING UPGRADE

Project Index #: 0647ENR2
Construction Cost \$1,200

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

Project Index #: 0647EXT2

Construction Cost \$54,000

ROOF / STRUCTURE REPLACEMENT

The roof framing and the rolled asphalt roofing on this building were in poor condition at the time of the survey. The framing is rotted and failing particularly noticeable at the main ridge beam which is cracked. It is recommended that the entire roof structure be replaced including structural supports and a new composition roofing system including underlayments. This estimate includes removal and disposal of the old framing and roofing. Engineering of the roof structure will be required and a \$5,000 allowance is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 1,200

Year Constructed:

Exterior Finish 1: 50 % Brick Masonry

Exterior Finish 2: 50 % Concrete Masonry U

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % S-1

IBC Occupancy Type 2: %

Construction Type: Concrete Masonry Units & Wood

IBC Construction Type: V-B

Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$2,100	Project Construction Cost per Square Foot:	\$71.25
Priority Class 2:	\$83,400	Total Facility Replacement Construction Cost:	\$60,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$85,500	FCNI:	143%

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

515 E. Musser Street, Suite 102
Carson City, Nevada 89701-4263

(775) 684-4141 voice
(775) 684-4142 facsimile



Key Pittman WMA Site - Site #9954
Description: Entrance and maintenance yard.



WMA Storage Building - Building #3029
Description: Exterior of the structure.



CXT Comfort Station #2 - North - Building #3028
Description: Exterior of the structure.



CXT Comfort Station #1 - South - Building #2942
Description: Exterior of the structure.



Granary - Building #0904
Description: Exterior of the structure.



WMA Supervisor's Residence - Building #0903
Description: Exterior of the structure.



WMA Supervisor's Residence - Building #0903
Description: Area in need of drainage improvements.



WMA Supervisor's Residence - Building #0903
Description: Stairs in need of handrails.



Maintenance Shop - Building #0647
Description: Exterior of the building.



Maintenance Shop - Building #0647
Description: Interior of the building.