

State of Nevada
Department of Administration
Public Works Division – Buildings and Grounds Section

BUILDINGS & GROUNDS OFFICE SITE

406 East Second Street
Carson City, Nevada 89701

Site Number: 9956
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in December 2021

State of Nevada
Department of Administration
Public Works Division – Buildings and Grounds Section

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.

Site number: 9956

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
0239	B & G PAINT SHOP	5000	1948	5/15/2020	\$26,000	\$244,200	\$635,000	\$905,200	\$1,500,000	60%
	402 E. Second Street Carson City									
0391	BUILDINGS & GROUNDS OFFICE	7800	1900	5/15/2020	\$990,600	\$361,000	\$39,000	\$1,390,600	\$3,900,000	36%
	406 E. Second Street Carson City									
2312	BUILDINGS & GROUNDS GARAGE	2400	1990	5/15/2020	\$30,000	\$60,200	\$7,200	\$97,400	\$360,000	27%
	410 E. Second Street Carson City									
2315	B & G OFFICE GARAGE ADDITION	2200	1960	5/15/2020	\$33,000	\$24,000	\$48,000	\$105,000	\$550,000	19%
	406 E. Second Street Carson City									
9956	BUILDINGS AND GROUNDS OFFICE SITE		0	5/15/2020	\$66,300	\$205,200	\$0	\$271,500		0%
	406 E. Second Street Carson City									
Report Totals.....:		17,400			\$1,145,900	\$894,600	\$729,200	\$2,769,700	\$6,310,000	44%

Acronyms List

Acronym	Definition
<i>Building Codes, Laws, Regulations and Guidelines</i>	
AHJ	Authority Having Jurisdiction
AWWA	American Water Works Association
HVAC	Heating, Ventilating & Air Conditioning
IBC	International Building Code
ICC	International Code Council
IEBC	International Existing Building Code
IECC	International Energy Conservation Code
IFC	International Fire Code
IFGC	International Fuel Gas Code
IRC	International Residential Code
NFPA	National Fire Protection Association
NEC	National Electrical Code
OSHA	Occupational Safety and Health Administration
SAD	Standards for Accessible Design
SMACNA	Sheet Metal and Air Conditioning Contractors National Association
UMC	Uniform Mechanical Code
UPC	Uniform Plumbing Code
<i>State of Nevada</i>	
CIP	Capital Improvement Project
FCA	Facility Condition Analysis
FCNI	Facility Condition Needs Index
FRC	Facility Replacement Cost
NAC	Nevada Administrative Code
NDEP	Nevada Department of Environmental Protection
NRS	Nevada Revised Statutes
SFM	State Fire Marshal
SHPO	State Historic Preservation Office
SPWD	State Public Works Division
<i>Miscellaneous</i>	
DDC	Direct Digital Controls
FRP	Fiberglass Reinforced Plastic
GFCI	Ground Fault Circuit Interrupter
LED	Light Emitting Diode
PRV	Pressure Regulating Valve
TDD	Telecommunications Device for the Deaf
VCT	Vinyl Composite Tile

This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.

SPWD Facility Condition Analysis

Table of Contents

Building Name	Index #
BUILDINGS AND GROUNDS OFFICE SITE	9956
B & G OFFICE GARAGE ADDITION	2315
BUILDINGS & GROUNDS GARAGE	2312
BUILDINGS & GROUNDS OFFICE	0391
B & G PAINT SHOP	0239

BUILDINGS AND GROUNDS OFFICE SITE

SPWD Facility Condition Analysis - 9956

Survey Date: 5/15/2020

BUILDINGS AND GROUNDS OFFICE SITE BUILDING REPORT

The Buildings and Grounds Office Site consists of support offices and garages for Northern Nevada B & G operations. There is a main office building, garage addition, and a separate maintenance garage. This site also includes the parking lot South of Second Street and East of Stewart Street. The buildings are surrounded by asphalt and sidewalks which are in need of repair and / or replacement. Some minor ADA accessibility improvements are also needed and will be addressed in the report. The site is in fair condition.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$66,300****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE PARKING INSTALLATION - PARKING LOT****Project Index #: 9956ADA1****Construction Cost \$18,000**

The ADA accessible parking stalls in the south parking lot do not meet slope requirements due to root damaged asphalt. This project would provide for the removal of the existing asphalt and installation of 5 new ADA compliant parking and loading zones. One shall be a van accessible space. Signage is included in this estimate. 900 square feet of paving was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

SIDEWALK / CURB REPLACEMENT - PARKING LOT**Project Index #: 9956ADA2****Construction Cost \$48,300**

The concrete sidewalks and curbs surrounding the parking lot are in poor condition. There are damaged curbs, spalling concrete, and non-conforming ADA curb cuts at street crossings. This project would provide for the removal and replacement of the concrete sidewalks and curbing around the parking lot. Four ADA compliant curb cuts, 3,000 square feet of concrete sidewalk, and 275 lineal feet of concrete curbing was used to generate this estimate.

The sidewalk along Stewart Street was not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$205,200****Necessary - Not Yet Critical****Two to Four Years****LOADING DOCK / APRON REPLACEMENT - PAINT SHOP****Project Index #: 9956SIT4****Construction Cost \$18,900**

The concrete loading dock and concrete aprons at the overhead doors are in poor condition and failing. This project would provide for the installation of a new concrete loading dock and aprons. Removal and disposal of the existing concrete is included in this estimate. A total of 1,050 square feet was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

CRACK FILL AND SEAL ASPHALT PAVING - PARKING LOT**Project Index #: 9956SIT2****Construction Cost \$37,500**

The parking lot south of the B & G buildings is in fair condition. There are numerous cracks that are in need of filling.

This project would provide for crack fill and sealing of the parking lot including striping. This project should be done concurrently with the ADA parking and sidewalk replacement projects. It is recommended that this project be done on a cyclical basis every three to five years to maintain the integrity of the pavement.

This project or a portion thereof was previously recommended in the FCA report dated 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

Project Index #: 9956ENV1

INSTALL DOMESTIC WATER BACKFLOW PREVENTION

Construction Cost \$15,600

There is a two inch domestic water line located in the southwest corner of the parking lot which feeds the B & G office buildings. It does not have any backflow prevention. This project would provide for a two inch double check backflow assembly device to be installed at this location. A below grade installation including a vault with a traffic rated lid is also included in this project. The existing shut-off or isolation valve would remain and a new isolation valve should be installed just outside of the building where the water service is located. This is also included in the estimate.

This project or a portion thereof was previously recommended in the FCA report dated 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

Project Index #: 9956SEC1

INSTALL EXTERIOR SITE LIGHTING IN PARKING LOT

Construction Cost \$79,200

This project would provide for the installation of general security lighting fixtures around the parking lot. Cost includes light fixtures, wiring, trenching and installation based on a 20 foot pole. This project should be done prior to any pavement projects.

This project or a portion thereof was previously recommended in the FCA report dated 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

Project Index #: 9956SIT1

REPLACE ASPHALT PAVING - B & G BUILDINGS

Construction Cost \$54,000

The asphalt around the side and rear of the B&G buildings is failing with significant alligating and cracks observed. The paving has deteriorated to the point that it is no longer viable. This project covers the removal and replacement of all existing asphalt paving around and between the B & G buildings. This project should be done concurrently with the sidewalk replacement project.

This project or a portion thereof was previously recommended in the FCA report dated 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$66,300
Priority Class 2:	\$205,200
Priority Class 3:	\$0
Grand Total:	\$271,500

B & G OFFICE GARAGE ADDITION

SPWD Facility Condition Analysis - 2315

Survey Date: 5/15/2020

**B & G OFFICE GARAGE ADDITION
BUILDING REPORT**

The B & G Office Garage Addition is an uninsulated concrete masonry unit and steel framed structure adjacent to the north side of the office. It has a single-ply membrane roof and a concrete slab-on-grade foundation. The building is heated by ceiling mounted gas fired heating units and cooled by a wall mounted evaporative cooler. There is storage for janitorial supplies, maintenance supplies, woodworking equipment, and a service bay with an overhead door for access. The facility is in good condition.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$33,000****Currently Critical****Immediate to Two Years****CMU BLOCK REPAIR****Project Index #: 2315EXT5****Construction Cost \$15,000**

There is a hole in the CMU block wall on the exterior of the east wall. It appears that a crack is progressing vertically from this hole and could possibly be a structural concern. An analysis of this issue and subsequent repairs; if needed, is recommended. This project recommends a structural review and CMU block repair or replacement.

DUST COLLECTION SYSTEM, WOOD SHOP**Project Index #: 2315ENV1****Construction Cost \$18,000**

The building has a woodshop which does not have a complete dust collection system. In order to reduce the possibility of damage or injury, each piece of equipment should have complete collection capability. This project recommends installing a new dust collection system.

This project or a portion thereof was previously recommended in the FCA report dated 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$24,000****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 2315EXT1****Construction Cost \$22,000**

The exterior painted surfaces and caulking joints are in poor condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining or other applied finishes, and caulking around windows, flashing, fixtures and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2 to 3 years and is recommended on a cyclical basis to maintain the integrity of the structure.

WINDOW REPLACEMENT**Project Index #: 2315EXT2****Construction Cost \$2,000**

The windows are original, single pane construction in wood 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 2 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 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$48,000****Long-Term Needs****Four to Ten Years****Project Index #: 2315INT1****INTERIOR FINISHES****Construction Cost \$6,600**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 to 5 years and every 4 to 5 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 2315EXT3**ROOF REPLACEMENT****Construction Cost \$41,400**

The single-ply roof on this building was reported in fair condition at the time of the survey. This existing single-ply roofing system was installed in 1998. The statewide roofing program estimates the useful life of an average roof at 15 years. The roof warranty expires at the end of the same time frame. This building should be re-roofed in the next five to six years, consistent with the roofing program guidelines and the warranty period.

This project or a portion thereof was previously recommended in the FCA report dated 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

BUILDING INFORMATION:

Gross Area (square feet): 2,200	IBC Occupancy Type 1: 100 % S-1
Year Constructed: 1960	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry Units & Steel
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$33,000	Project Construction Cost per Square Foot:	\$47.73
Priority Class 2:	\$24,000	Total Facility Replacement Construction Cost:	\$550,000
Priority Class 3:	\$48,000	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$105,000	FCNI:	19%

BUILDINGS & GROUNDS GARAGE

SPWD Facility Condition Analysis - 2312

Survey Date: 5/15/2020

BUILDINGS & GROUNDS GARAGE**BUILDING REPORT**

The B & G Garage is a slumpstone masonry unit and wood framed structure located east of the office. It has a composition shingle roof and a concrete slab-on-grade foundation. The building is heated by ceiling mounted gas fired heating units and cooled by a wall mounted evaporative cooler. There is storage for tools, maintenance supplies, equipment, and a service bay with an overhead door for access. There is also a non ADA compliant unisex restroom and a small office. The facility is in good condition.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$30,000****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 2312ADA1****Construction Cost \$18,000**

The unisex restroom does not meet the Americans with Disabilities Act (ADA) regulations. A retrofit is necessary to comply with 2018 IBC Chapter 11, ICC/ANSI A117.1 and the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Given the current configuration of the restroom, the work will include the installation of a new toilet, sink, grab bars, faucets, mirrors, dispensers and hardware. Some minor design work will be required and may impact the final cost estimate. This estimate is for one ADA unisex restroom facility. The removal and disposal of the old restroom fixtures is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

EXTERIOR FINISHES**Project Index #: 2312EXT1****Construction Cost \$12,000**

The painted wood surfaces on the exterior are in poor condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining or other applied finishes, and caulking around windows, flashing, fixtures and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2 -3 years and is recommended on a cyclical basis to maintain the integrity of the structure.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$60,200****Necessary - Not Yet Critical****Two to Four Years****HVAC UPGRADE****Project Index #: 2312HVA1****Construction Cost \$15,000**

The small office area has only an electric baseboard heater which is in poor condition and no cooling system. It is recommended to install upgraded heating equipment and an evaporative cooler in this occupied area to ensure a comfortable work environment. This project would provide for the purchase and installation of a natural gas fired heater and a wall mounted evaporative cooler including all required connections to existing utilities.

This project or a portion thereof was previously recommended in the FCA report dated 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

Project Index #: 2312EXT2
Construction Cost \$45,200

ROOF REPLACEMENT

The asphalt composition shingle roof on this building was in poor condition with multiple roof leaks discussed at the time of the survey. It is recommended that this building be re-roofed in the next couple of years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing system.

This project or a portion thereof was previously recommended in the FCA report dated 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$7,200

Long-Term Needs

Four to Ten Years

Project Index #: 2312INT1
Construction Cost \$7,200

INTERIOR FINISHES

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 8 to 9 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 2,400	IBC Occupancy Type 1: 100 % S-1
Year Constructed: 1990	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Slumpstone Masonry	Construction Type: Slumpstone Masonry & Wood
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$30,000	Project Construction Cost per Square Foot: \$40.58
Priority Class 2: \$60,200	Total Facility Replacement Construction Cost: \$360,000
Priority Class 3: \$7,200	Facility Replacement Cost per Square Foot: \$150
Grand Total: \$97,400	FCNI: 27%

BUILDINGS & GROUNDS OFFICE BUILDING REPORT

The Buildings and Grounds Office is an unreinforced sandstone and wood framed structure that has been remodeled several times over the years. No seismic retrofit improvements have been done on this structure. It has an unreinforced sandstone block foundation and an asphalt composition shingle roof. This facility was originally designed as an armory. The two level building contains offices, conference rooms, storage areas and a small mechanical room. There are restrooms on both levels. The lower level restrooms are mostly ADA compliant. There are two small boilers which provide heat throughout most of the building via baseboard hydronic units. The only cooling is provided by window mounted A. C. units and operable windows. A small portion of the lower level office has its own HVAC system with a small air cooled condenser located on the east side of the building. There are some exiting issues with the building which will be addressed in the report.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$990,600

Currently Critical

Immediate to Two Years

ACCESSIBLE WATER FOUNTAIN

Project Index #: 0391ADA1
Construction Cost \$4,800

This building contains a water fountain. The 2018 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and replacement of a new accessible fixed high / low ADA accessible drinking fountain.

This project or a portion thereof was previously recommended in the FCA report dated 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

ADA ACCESSIBLE COUNTER

Project Index #: 0391ADA2
Construction Cost \$3,600

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. This building contains a counter which does not meet current codes. Section 7.2 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that the counter must have a portion which is at least 36" in length with a maximum height of 36" above the finish floor. This project will provide an accessible counter space in accordance with this requirement. IBC - 2018, ICC/ANSI A117.1 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

ADA SIGNAGE

Project Index #: 0391ADA3
Construction Cost \$1,200

Americans with Disabilities Act (ADA) regulations pertaining to building access, route of travel, and restrooms 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. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances, route of travel inside the building, and restrooms. Americans with Disabilities Act Accessibility Guidelines (ADAAG) was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

Project Index #: 0391ADA4

Construction Cost \$20,000

REPLACE STAIR HANDRAILS

The stair handrails are older and do not meet code for safety or accessibility. The gripping surfaces are incorrect and they are not continuous from the top to bottom landings. This project recommends the installation of handrails on both sides of the stairs with proper returns and supports. Removal and disposal of the existing railing is included. 2018 IBC Chapter 10, Section 1012, ICC/ANSI A117.1 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

Project Index #: 0391SFT9

Construction Cost \$366,000

SEISMIC RETROFIT ROOF STRUCTURE

This building is an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current codes. Visual analysis during the survey found no indication of seismic strengthening of the roof structure. The roof structure should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

Project Index #: 0391SFT3

Construction Cost \$585,000

SEISMIC RETROFIT WALLS

This building is an unreinforced sandstone masonry structure which requires seismic strengthening to meet current building and life safety codes. An initial study was done under CIP 07-M46 which provided detailed recommendations for a seismic retrofit. The planning and design were requested under CIP 09-P05 and the construction cost was requested for the 2011 CIP. The estimate is for the construction costs only. This project should coincide with a complete remodel of the interior of the building.

This project or a portion thereof was previously recommended in the FCA report dated 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

Project Index #: 0391SFT8

Construction Cost \$10,000

STORAGE AREA GUARDRAIL / HANDRAIL INSTALLATION

The upper level storage area contains numerous levels with a mix of stairs and handrails / guardrails that do not meet the intent of the building code. This project would provide for new stairs, handrails and guardrails to be installed. The 2018 IBC Chapter 10 was used for reference. Removal and disposal of the existing stairs and guardrails is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$361,000

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0391EXT3

Construction Cost \$39,000

EXTERIOR FINISHES

Painted wood trim and architectural details are cracking and painted surfaces are in poor condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including sealing the stone, painting, staining or other applied finishes, and caulking around windows, flashing, fixtures and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2 - 3 years and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0391HVA1
Construction Cost \$172,000

REPLACE HVAC EQUIPMENT

The HVAC system consists of two hot water boilers, a few isolated evaporative coolers, and window mounted air conditioning units. There is no central cooling system; although, the radiant heating from the boilers is sufficient. The boilers were replaced in 2001. This project would provide for installation of a central cooling system including duct work and grills throughout the building. This project includes removal and disposal of the existing cooling units and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

Project Index #: 0391EXT4
Construction Cost \$150,000

WINDOW REPLACEMENT

The existing window systems in the building are of original wood frames and single pane glazing. Many of the window openings have been modified to accommodate air conditioning units. These units are not energy efficient. This project would provide for the removal of the existing window units and replacement with new energy efficient glazing that would match the historical nature of the existing windows. This building is on the State Historical Register and approval of this project may be required by the Nevada State Historical Preservation Office.

This project or a portion thereof was previously recommended in the FCA report dated 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$39,000

Long-Term Needs

Four to Ten Years

Project Index #: 0391INT1
Construction Cost \$39,000

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2 to 3 years and every 4 - 5 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 7,800	IBC Occupancy Type 1: 80 % B
Year Constructed: 1900	IBC Occupancy Type 2: 20 % S-1
Exterior Finish 1: 100 % Sandstone Masonry	Construction Type: Unreinforced Sandstone Masonry
Exterior Finish 2: %	IBC Construction Type: V-N
Number of Levels (Floors): 2	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$990,600	Project Construction Cost per Square Foot: \$178.28
Priority Class 2: \$361,000	Total Facility Replacement Construction Cost: \$3,900,000
Priority Class 3: \$39,000	Facility Replacement Cost per Square Foot: \$500
Grand Total: \$1,390,600	FCNI: 36%

B & G PAINT SHOP

SPWD Facility Condition Analysis - 0239

Survey Date: 5/15/2020

B & G PAINT SHOP

BUILDING REPORT

The B & G Paint Shop is a concrete masonry unit and wood framed structure and appears to be unreinforced. No seismic retrofit improvements have been done on this structure. It has a mix of corrugated transite and single-ply roofing and a concrete slab-on-grade foundation. It contains storage for painting and related supplies, a small office, and a large service bay with areas for storage. There is a small unisex restroom which is not ADA compliant. The building is heated by ceiling hung gas fired heaters, an electric heater, and has a portable cooling unit in the office. The facility is in fair condition.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$26,000****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 0239ADA1****Construction Cost \$18,000**

The unisex restroom does not meet the Americans with Disabilities Act (ADA) regulations. A retrofit is necessary to comply with 2018 IBC Chapter 11, ICC/ANSI A117.1 Sections 603 - 604 and the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Given the current configuration of the restrooms, the work will include the installation of a new toilet, sink, grab bars, faucets, mirrors, dispensers and hardware. Some minor design work will be required and may impact the final cost estimate. This estimate is for one ADA unisex restroom facility. The removal and disposal of the old restroom fixtures is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

EXIT SIGN AND EGRESS LIGHTING INSTALLATION**Project Index #: 0239SFT5****Construction Cost \$500**

The emergency egress lighting in the north shop area is insufficient and the exit sign does 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 2018 Chapter 10 was referenced for this project.

GUARDRAIL INSTALLATION**Project Index #: 0239SFT4****Construction Cost \$2,000**

The mezzanine guardrail in the shop area is not contiguous. This project would provide for a wood framed guardrail to be installed. Material and construction should match the existing guardrail.

PROVIDE CLEARANCE AT ELECTRICAL PANELS**Project Index #: 0239ELE1****Construction Cost \$500**

There are electrical panels in the building which do not have proper clear floor space around them. The 2017 NEC Article 110-26 stipulates working clearances around electrical equipment. Working space should be at least 30" wide, 36"-42" depth and 72" high. This project would provide funds to relocate the tables, microwaves, and other items currently blocking the working space.

This project or a portion thereof was previously recommended in the FCA report dated 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 0239SFT3
Construction Cost \$5,000

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$244,200

Necessary - Not Yet Critical Two to Four Years

EXTERIOR DOOR REPLACEMENT

Project Index #: 0239EXT3
Construction Cost \$5,400

The three existing exterior metal doors and frames are damaged from age, general wear and tear, and have reached the end of their expected life. This project would provide for the replacement of the south double door assembly and the north single door assembly with new metal doors, frames, and ADA accessible hardware and thresholds. 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 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

EXTERIOR FINISHES

Project Index #: 0239EXT1
Construction Cost \$50,000

The exterior finishes are in poor condition. The paint finish has failed in multiple locations. It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining or other applied finishes, and caulking around windows, flashing, fixtures and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2 - 3 years and is recommended on a cyclical basis to maintain the integrity of the structure.

EXTERIOR LIGHTING REPLACEMENT

Project Index #: 0239ELE2
Construction Cost \$2,000

The building has perimeter HPS lighting on the exterior of the building which is old, failing, and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures using existing wiring.

INSTALL EVAPORATIVE COOLERS

Project Index #: 0239HVA1
Construction Cost \$15,000

The building has no central cooling system and is uncomfortably warm in the summer. It is recommended to install three evaporative coolers in the building to ensure a comfortable work environment in the shop areas. This project would provide for the purchase and installation of three evaporative coolers including all required connections to existing utilities.

This project or a portion thereof was previously recommended in the FCA report dated 02/24/2003, 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

INSTALL HVAC SYSTEM

Project Index #: 0239HVA2
Construction Cost \$15,000

The offices and restroom do not currently have any HVAC systems as required by the Mechanical Code and 2018 IBC. This project would provide for a new gas fired furnace with A/C coil, an air cooled condensing unit, and all required ductwork and utility connections for a complete system in these areas.

This project or a portion thereof was previously recommended in the FCA report dated 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

OVERHEAD DOOR REPLACEMENT

Project Index #: 0239EXT5

Construction Cost \$29,800

There are 3 overhead rollup doors which are damaged and do not function properly. They should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead doors and replacement with motorized doors.

ROOF DRAIN DOWNSPOUT MODIFICATIONS

Project Index #: 0239EXT4

Construction Cost \$8,000

The building currently does not have rain gutters and has one abandoned downspout. This is causing rainwater to run down the building and pool next to the foundation causing damage to the foundation and stucco walls. This project would provide for the installation of rain gutters, full length downspouts to grade, and extensions away from the perimeter of the building to prevent pooling and damage to the building.

ROOF REPLACEMENT

Project Index #: 0239EXT2

Construction Cost \$119,000

The existing roof consists of corrugated transite and single-ply with the corrugated roofing covering about three-fourths of the building. The roofing material has reached the end of its expected life. It is recommended that this building be re-roofed in the next 2 to 3 years with a standing seam metal roofing system in place of the corrugated transite as well as a new single-ply membrane roofing system on the low slope roof area. This estimate includes removal and disposal of the old roofing system, an increased square footage cost for asbestos abatement, gutters, and downspouts.

This project should be implemented concurrently with the SEISMIC RETROFIT WALLS & ROOF STRUCTURE project.

This project or a portion thereof was previously recommended in the FCA report dated 11/25/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/15/2020.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$635,000

Long-Term Needs

Four to Ten Years

INTERIOR FINISHES

Project Index #: 0239INT1

Construction Cost \$25,000

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

SEISMIC RETROFIT WALLS & ROOF STRUCTURE

Project Index #: 0239SFT6

Construction Cost \$610,000

This building appears to be an unreinforced masonry (URM) structure which requires seismic strengthening to comply with current code. Visual analysis during the survey found no indication of seismic strengthening of the URM walls or roof structure. The walls and roof should be seismically retrofitted during the next remodel or change of occupancy. The estimate is for construction costs only.

BUILDING INFORMATION:

Gross Area (square feet): 5,000	IBC Occupancy Type 1: 100 % B
Year Constructed: 1948	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted CMU	Construction Type: Concrete Masonry & Steel
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$26,000	Project Construction Cost per Square Foot: \$181.04
Priority Class 2: \$244,200	Total Facility Replacement Construction Cost: \$1,500,000
Priority Class 3: \$635,000	Facility Replacement Cost per Square Foot: \$300
Grand Total: \$905,200	FCNI: 60%

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



B & G Office Site - Site #9956
Description: ADA Accessible Parking Project.



B & G Office Site - Site #9956
Description: South Parking Lot Crack Fill & Seal.



B & G Paint Shop - Building #0239
Description: ADA Ramp and Exterior of the Building.



B & G Paint Shop - Building #0239
Description: Seismic Gas Valve Installation & Exterior Finishes Projects.



B & G Paint Shop - Building #0239
Description: Roof Replacement, Gutters and Downspouts Project.



B & G Office - Building #0391
Description: Painted Exterior Finishes.



B & G Office - Building #0391
Description: Cracks in the Unreinforced Wall Structure.



B & G Office - Building #0391
Description: Replace HVAC Equipment.



B & G Office - Building #0391
Description: ADA Accessible Water Fountain Project.



B & G Garage - Building #2312
Description: Exterior of the Building.



B & G Garage - Building #2312
Description: Painted Exterior Finishes.



B & G Garage Addition - Building #2315
Description: Exterior of the Building.



B & G Garage Addition - Building #2315
Description: CMU Block Repair Project.



B & G Garage Addition - Building #2315
Description: Caulking Exterior Finishes Project.