State of Nevada
Department of Conservation and Natural Resources
Division of Forestry
Western Area Headquarters
Facility Condition Analysis

NDF WESTERN AREA HEADQUARTERS SITE
885 Eastlake Blvd.
New Washoe City, NV 89704

Site Number: 9957
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS
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 the 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.
## Facility Condition Needs Index Report

<table>
<thead>
<tr>
<th>Index #</th>
<th>Building Name</th>
<th>Sq. Feet</th>
<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>
<th>Total Cost to Repair</th>
<th>Cost to Replace</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>2348</td>
<td>HQ GARDEN EQUIPMENT STORAGE</td>
<td>320</td>
<td>1980</td>
<td>12/16/2015</td>
<td>$18,000</td>
<td>$9,880</td>
<td>$0</td>
<td>$27,880</td>
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<tr>
<td>2339</td>
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<td>$0</td>
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<tr>
<td>1655</td>
<td>WESTERN AREA HEADQUARTERS</td>
<td>1230</td>
<td>1980</td>
<td>12/16/2015</td>
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<td>$4,932,000</td>
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<td>0895</td>
<td>HQ PAINT SHOP</td>
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<td>1980</td>
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<td>$0</td>
<td>$0</td>
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<td>$1,500</td>
<td>$22,500</td>
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<tr>
<td>9957</td>
<td>NDF WESTERN AREA HEADQUARTERS SITE</td>
<td>0</td>
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<td>12/16/2015</td>
<td>$104,000</td>
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<td>$122,500</td>
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<td>0%</td>
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**Report Totals:**

<table>
<thead>
<tr>
<th>Sq. Feet</th>
<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>
<th>Total Cost to Repair</th>
<th>Cost to Replace</th>
<th>FCNI</th>
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<td>17,300</td>
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<td>$225,250</td>
<td>$831,930</td>
<td>$435,750</td>
<td>$1,492,930</td>
<td>$5,371,950</td>
<td>28%</td>
</tr>
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</table>
# SPWD Facility Condition Analysis

## Table of Contents

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
</tr>
</thead>
<tbody>
<tr>
<td>NDF WESTERN AREA HEADQUARTERS SITE</td>
<td>9957</td>
</tr>
<tr>
<td>PUMP HOUSE</td>
<td>2966</td>
</tr>
<tr>
<td>HQ GARDEN EQUIPMENT STORAGE</td>
<td>2348</td>
</tr>
<tr>
<td>HQ RADIO EQUIPMENT STORAGE</td>
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<td>HQ WELDING SHOP</td>
<td>2339</td>
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<tr>
<td>WESTERN AREA HEADQUARTERS</td>
<td>1655</td>
</tr>
<tr>
<td>HQ PAINT SHOP</td>
<td>0895</td>
</tr>
</tbody>
</table>
NDF WESTERN AREA HEADQUARTERS SITE
BUILDING REPORT

The Nevada Division of Forestry Western Area Headquarters site is located on Eastlake Boulevard in Washoe Valley. The land is leased from the Bureau of Land Management. There is approximately 40 acres of land with 6 structures on site. The site has paved parking with access to the main building and storage areas for equipment. There is designated ADA parking. The NDF Nursery is not included in this report. The site is served by a well and has natural gas service. There is a fueling station with above ground tanks for diesel and unleaded gasoline.

PRIORITY CLASS 1 PROJECTS

Currently Critical  Immediate to Two Years  Total Construction Cost for Priority 1 Projects: $104,000

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>9957ENV3</td>
<td>$35,000</td>
<td>4&quot; BACKFLOW ASSEMBLY, VAULT, AND POWER</td>
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</table>

State Health Law (NAC 445A.67185) and the Uniform 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 back siphonage 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 report dated 03/04/2003 and 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>9957ELE1</td>
<td>$24,000</td>
<td>BUILDING DISCONNECTS</td>
</tr>
</tbody>
</table>

Power for the smaller buildings around the HQ building is pulled off the main panel in the HQ apparatus garage. There is no way to shut off power to the individual buildings, or shut off power for the HQ without de-energizing all of the buildings. This project will provide six separate building disconnects as well as disconnects in the HQ building, for the garage and shop. The 2011 NEC 250.32 (D) was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003 and 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>9957SFT8</td>
<td>$45,000</td>
<td>MOTORIZED GATE INSTALLATION</td>
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The site has a perimeter fence that has a sliding vehicle access gate. It is manually operated, has no track system and is difficult to open and close. Several employees have sustained injuries operating the gate. This project recommends the gate be upgraded to a motorized track system that can handle heavy equipment traffic. The gates will be required to meet UL Standard 325, per NRS 405.270.

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003 and 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.
PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $23,500

Project Index #: 9957SIT5
Construction Cost: $1,500

INSTALL WHEEL STOPS

The Headquarters building has four parking spaces next to the building. These spaces are missing wheel stops which could cause damage to the building. This project would provide for the purchase and installation of four 72"x6"x4" rubber composite wheel stops.

This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

SIDEWALK AND LANDING INSTALLATIONS

A number of buildings at the site do not have proper landings at exit doors as required by the 2012 IBC 1008.1.5. This project addresses new sidewalks and landings as needed including the rear door from the parts room in the Headquarters building and the entrance to the HQ Welding Shop. This estimate is for 2,000 square feet of 4" thick concrete.

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003 and 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

SITE BOLLARDS

There are two above ground fuel tanks on the site, one for diesel and one for unleaded gasoline. The unleaded gasoline tank does not have adequate protection from vehicles. Per International Fire Code 2012 Section 312 Vehicle Impact Protection, steel posts need to be installed, not less than 4 inches in diameter and filled with concrete. The spacing shall be not more than 4 feet between posts on center and located not less than 3 feet from each gas tank. This project would provide funding for two new bollards to be located in front of the unleaded gasoline tank.

This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $122,500

Project Index #: 9957SIT2
Construction Cost: $60,000

EXTERIOR SITE LIGHTING INSTALLATION

The site has minimal lighting in the parking lot and between the buildings which is a security and safety concern. This project would provide funding for the purchase and installation of five 20'-0" high light poles including 30" diameter raised concrete bases, electrical trenching, conduit, wiring and connections to existing utilities. This estimate includes removal and disposal of the three existing pole lights in the parking lot.

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003 and 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

SLURRY SEAL ASPHALT PAVING

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry 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.

This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.
PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:  $104,000
Priority Class 2:  $23,500
Priority Class 3:  $122,500

Grand Total:      $250,000
The Pump House is a prefabricated steel structure which contains pumping equipment for the fire protection system in the Headquarters building. It has a 10,000 gallon underground storage tank adjacent to the building.

**PRIORITY CLASS 3 PROJECTS**

Long-Term Needs  
Four to Ten Years

**Total Construction Cost for Priority 3 Projects:** $1,500

**Project Index #:** 2966EXT1

**Construction Cost** $1,500

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding for the maintenance of the exterior of the building. Included in the cost is the sealing and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 4-5 years and 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 report dated 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

**BUILDING INFORMATION:**

- Gross Area (square feet): 150
- Year Constructed: 2008
- Exterior Finish 1: 100 % Painted Metal Panels
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1  
  - Basement? No
- IBC Occupancy Type 1: 100 % U
- IBC Occupancy Type 2: 0 %
- Construction Type: Prefabricated Steel Building
- IBC Construction Type: V-B
- Percent Fire Suppressed: 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0  
  - Project Construction Cost per Square Foot: $10.00
- Priority Class 2: $0  
  - Total Facility Replacement Construction Cost: $22,000
- Priority Class 3: $1,500  
  - Facility Replacement Cost per Square Foot: $150
- Grand Total: $1,500  
  - FCNI: 7%
The HQ Garden Equipment Storage building is a small painted metal panel building used as storage. There is a small electrical heater inside.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $18,000

- **ELECTRICAL UPGRADE**
  - Construction Cost: $16,000
  - Project Index #: 2348ELE5
  - Immediate to Two Years
  - This building was constructed before the high demand for electrical services were needed. As time has progressed, the building’s electrical demand and system has changed. The electrical panel has been altered and added to improperly. There are open circuits missing cover plates and wires attached to the panel incorrectly. The electrical panels and receptacles do not comply with NEC 2011. It is recommended to have the entire system upgraded to meet the current standards including three-phase power.

- **FLOOR DRAIN REPAIR**
  - Construction Cost: $2,000
  - Project Index #: 2348PLM1
  - Necessary - Not Yet Critical
  - This project would provide for a licensed contractor to clear the drain and provide any necessary repairs to prevent future problems.

This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $9,880

- **EXTERIOR DOOR REPLACEMENT**
  - Construction Cost: $3,000
  - Project Index #: 2348EXT0
  - Necessary - Not Yet Critical
  - Two to Four Years
  - The existing exterior metal door and frame appear to be original to the building. It is damaged from age and general wear and tear. This project would provide for the replacement and installation of a new metal door, frame and hardware. Removal and disposal of the existing door and painting of the new door is included in this estimate.

- **EXTERIOR FINISHES**
  - Construction Cost: $3,200
  - Project Index #: 2348EXTI
  - Necessary - Not Yet Critical
  - This project would provide funding for the maintenance of the exterior of the building. Included in the cost is the painting, sealing and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted, 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.

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003 and 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.
INTERIOR FINISHES

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

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003 and 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

LITHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade T-12 lamps to T-8 lamps with electronic ballasts and upgrade the HID (high intensity discharge) lamps to current standards, resulting in increased efficiency and reduced costs associated with illumination. An occupancy sensor will be installed in the Garden Equipment Storage room for additional savings. Any electrical wiring upgrades are not included in this estimate.

BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>320</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
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<tr>
<td>Exterior Finish 1:</td>
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<tr>
<td>Number of Levels (Floors):</td>
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<tr>
<td>IBC Occupancy Type 1:</td>
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<td>IBC Occupancy Type 2:</td>
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<td>IBC Construction Type:</td>
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<tr>
<td>Percent Fire Supressed:</td>
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</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $18,000 | Project Construction Cost per Square Foot: | $87.13 |
| Priority Class 2: | $9,880  | Total Facility Replacement Construction Cost: | $11,000 |
| Priority Class 3: | $0      | Facility Replacement Cost per Square Foot: | $35 |
| Grand Total:     | $27,880 | FCNI: | 253% |
The HQ Radio Equipment Storage is a precast concrete structure which provides storage for the NDF radio equipment.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $500

Necessary - Not Yet Critical Two to Four Years

**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. Included in the cost are sealing 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.

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003 and 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

**BUILDING INFORMATION:**

Gross Area (square feet): 50

Year Constructed: 1990

Exterior Finish 1: 100% Precast Concrete

Exterior Finish 2: 0%

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100% U

IBC Occupancy Type 2: 0%

Construction Type: Precast Concrete

IBC Construction Type: V-B

Percent Fire Suppressed: 0%

**PROJECT CONSTRUCTION COST TOTAL SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1</th>
<th>Priority Class 2</th>
<th>Priority Class 3</th>
<th>Grand Total</th>
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</thead>
<tbody>
<tr>
<td>$0</td>
<td>$500</td>
<td>$0</td>
<td>$500</td>
</tr>
</tbody>
</table>

Project Construction Cost per Square Foot: $10.00

Total Facility Replacement Construction Cost: $5,000

Facility Replacement Cost per Square Foot: $100

FCNI: 10%
The HQ Welding Shop is an uninsulated engineered steel building on a concrete slab-on-grade foundation that is currently being used as a garage and storage structure. It has a ceiling mounted gas fired heater and no cooling.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
<th>$27,500</th>
</tr>
</thead>
</table>

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding for the maintenance of the exterior of the building. Included in the cost is the painting, sealing and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted, 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.

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003 and 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

**INSULATE BUILDING**

The building is not insulated and is not energy efficient. Due to this, the heater continuously runs. This project would provide for the installation of blanket insulation with impermeable vinyl interior surface batt insulation in the walls (R19) and ceilings (R38) to help moderate temperature fluctuations.

**BUILDING INFORMATION:**

- Gross Area (square feet): 1,250
- Year Constructed: 1980
- Exterior Finish 1: 100 % Metal Siding
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 0 % S-2
- IBC Occupancy Type 2: 0 %
- Construction Type: Engineered Steel Building
- IBC Construction Type: III-B
- Percent Fire Supressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

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<th>Priority Class 1:</th>
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<tbody>
<tr>
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<td>Total Facility Replacement Construction Cost:</td>
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</tr>
<tr>
<td>Priority Class 3:</td>
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<td>Facility Replacement Cost per Square Foot:</td>
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<tr>
<td>Grand Total:</td>
<td>$27,500</td>
<td>FCNI:</td>
<td>34%</td>
</tr>
</tbody>
</table>
The Western Area Headquarters is a concrete masonry unit and steel framed structure with a concrete slab-on-grade foundation. It has a single-ply roof membrane which was installed in 2004. The facility contains a reception area, offices, meeting rooms, ADA compliant restrooms, a training area, a garage for fire fighting apparatus, repair shop and storage areas. The building is fully sprinklered and had an HVAC upgrade which was completed in 2004.

<table>
<thead>
<tr>
<th>PRIORITY CLASS 1 PROJECTS</th>
<th>Total Construction Cost for Priority 1 Projects: $103,250</th>
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</thead>
<tbody>
<tr>
<td>Currently Critical</td>
<td>Immediate to Two Years</td>
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<tr>
<td>ADA ACCESSIBLE COUNTER</td>
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<tr>
<td>Project Index #: 1655ADA4</td>
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<td>ADA DOOR HARDWARE REPLACEMENT</td>
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<td>Project Index #: 1655ADA1</td>
<td>Construction Cost: $20,000</td>
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<tr>
<td>ADA SHOWER UPGRADE</td>
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<tr>
<td>Project Index #: 1655ADA5</td>
<td>Construction Cost: $7,500</td>
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</table>

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003 and 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

10-Aug-16
DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

Project Index #: 1655ADA6
Construction Cost $4,000

EXTERIOR OUTLET REPLACEMENT

The building has an exterior electrical outlet that does not meet code. The outlet is not a GFCI type outlet which is required according to the 2011 NEC. This project would provide for the purchase and installation of one GFCI duplex outlet.

This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

Project Index #: 1655ELE1
Construction Cost $400

FIRE ALARM ANNUNCIATOR PANEL REPLACEMENT

There is a fire alarm annunciator panel mounted on the exterior of the building near the main entrance. The panel is not rated for exterior applications and was not operating during the survey of 2009. It was most likely damaged from exposure and should be scheduled for replacement. This project recommends replacing the panel with an exterior rated panel and includes connections to the fire alarm system and any other utilities.

This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

Project Index #: 1655SFT1
Construction Cost $6,500

GENERATOR MODIFICATIONS

The emergency generator is not currently connected to the overhead garage doors in the fire response garage. The doors should be connected to the generator so that the emergency vehicles can be deployed at any time. It is not unlikely that a power outage would coincide with other types of emergencies where the vehicles would be needed. This project recommends connecting the overhead doors to the emergency generator and includes purchase and installation of wiring and electrical hardware.

This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

Project Index #: 1655SFT2
Construction Cost $6,000

HEAT PUMP REPLACEMENT

There is one roof top heat pump (Goodman) system that was installed in 1995. It is not energy efficient and has reached the end of its useful life. This project would provide for installation of the heat pump system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing heat pump system and all required connections to utilities.

Project Index #: 1655HVA2
Construction Cost $12,000
MEZZANINE STAIR HANDRAIL REPLACEMENT

The stair handrails and guardrails leading up to the mezzanine in the apparatus room do not meet code for safety. This project recommends the installation of handrails on both sides of the stairs and guardrails at the top landing in accordance with the 2012 IBC Section 1012 and Section 1013. Removal and disposal of the existing rails is included in the estimate.

This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

Project Index #: 1655SFT5
Construction Cost: $3,600

POWER DOOR ACTUATOR REPAIRS

The building has an existing ADA entry with a power assisted door opener. The opener is currently not operational and should be scheduled for replacement. This project recommends replacing the ADA actuator and includes removal and disposal of the existing equipment.

This project or a portion thereof was previously recommended in the FCA report dated and 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

Project Index #: 1655ADA3
Construction Cost: $1,500

SITE BOLLARDS

The Headquarters building has seven sectional overhead doors. These areas are in need of bollards to protect the building. This project would provide funding for 15 eight inch diameter bollards to be located on each side of the garage sectional overhead doors.

This project or a portion thereof was previously recommended in the FCA report dated and 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

Project Index #: 1655SIT1
Construction Cost: $9,750

SPILL CONTAINMENT

The vehicle garage does not have a method for containing spills or leakage from oil drums and other containers. This does not meet OSHA standards for hazardous materials containment. This project would add secondary containment pallets for all containers in the building and install placards on the building exterior in accordance with OSHA 1910.106 (d).

This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

Project Index #: 1655ENV1
Construction Cost: $6,500

STAIR HANDRAIL REPLACEMENT

There are three sets of stair handrails in the building that are older and do not meet code for safety. The rails do not extend at the top and bottom of the stairs in accordance with the 2012 International Building Code (IBC) Section 1012.6. This project applies to the stairs between the offices and the shop, the stairs in the vehicle garage and the exterior stairs off of the Ready Room. Each of these flights of stairs has 4 risers. This project recommends the installation of handrails on both sides of the stairs at each of these locations in accordance with the 2012 International Building Code (IBC) Section 1012.

This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

Project Index #: 1655SFT3
Construction Cost: $3,000
STORAGE REMOVAL

The storage areas in the parts room and the apparatus room mezzanine have items stored too close to the fire sprinkler heads. The 2012 IFC Section 315.3.1 states that, "Storage shall be maintained a minimum of 18 inches below sprinkler head deflectors in sprinklered areas of buildings." This project would provide for the removal of all items in conflict with this code requirement to insure that the fire suppression system operates correctly.

This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

PROJECT INDEX #: 1655SFT4
Construction Cost $500

STRUCTURAL REPAIRS

A storage area has been constructed in the apparatus room, accessed via stairs in the garage. There is no record of a CIP project for this work or of any structural evaluations having been conducted. This project recommends adding structural members to the existing framing to ensure proper load bearing capacity. This will require a structural design from a licensed engineer, inspections and permitting which are not included in the estimate.

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003 and 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

PROJECT INDEX #: 1655STR1
Construction Cost $15,000

WATER HEATER REPLACEMENT

The average life span of a water heater is eight to ten years. The 40 gallon electric water heater in the generator room was installed in 2004. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 1-2 years. It is recommended that a new gas-fired water heater be installed for more efficient use of energy. This estimate includes: 100 feet of gas pipe, fittings, couplers, and labor for installation.

This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

PROJECT INDEX #: 1655PLM1
Construction Cost $3,000

PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical  Two to Four Years  Total Construction Cost for Priority 2 Projects: $738,150

ELECTRICAL UPGRADE

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

PROJECT INDEX #: 1655ELE2
Construction Cost $308,250

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. Included in the cost is painting the masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted, 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.

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003 and 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

PROJECT INDEX #: 1655EXT1
Construction Cost $115,300

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EXTERIOR LIGHTING UPGRADE

The exterior wall-mounted light fixtures appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the purchase and installation of six energy efficient light fixtures. Removal and disposal of the existing fixtures is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003 and 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

| Project Index #: 1655EXT2 | Construction Cost $9,000 |

INTERIOR FINISHES

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

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003 and 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

| Project Index #: 1655INT1 | Construction Cost $115,300 |

OVERHEAD DOOR REPLACEMENT

There are two 12'x14' overhead coiling doors in the repair shop which are damaged and do not function properly. They are original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the power-operated overhead coiling doors and replacement with new power-operated doors.

This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

| Project Index #: 1655EXT4 | Construction Cost $16,000 |

ROOF REPLACEMENT

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 15 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 2004. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

| Project Index #: 1655EXT3 | Construction Cost $172,950 |

SHEET VINYL FLOORING REPLACEMENT

The sheet vinyl flooring in the shop restroom is damaged and reaching the end of its useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the flooring and installation of new sheet vinyl with a 6" cove base.

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003 and 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

| Project Index #: 1655INT2 | Construction Cost $1,350 |
HVAC EQUIPMENT REPLACEMENT
There are several HVAC packaged units and swamp coolers on the roof that were installed in 2004. This project would provide for installation of the new HVAC packaged units, swamp coolers and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC equipment and all required connections to utilities.

BUILDING INFORMATION:

- Gross Area (square feet): 12,330
- Year Constructed: 1980
- Exterior Finish 1: 100 % Painted CMU
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement? No
- IBC Occupancy Type 1: 50 % B
- IBC Occupancy Type 2: 50 % S-1
- Construction Type: Concrete Masonry & Steel
- IBC Construction Type: V-N
- Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $103,250  Project Construction Cost per Square Foot: $93.24
- Priority Class 2: $738,150  Total Facility Replacement Construction Cost: $4,932,000
- Priority Class 3: $308,250  Facility Replacement Cost per Square Foot: $400
- Grand Total: $1,149,650  FCNI: 23%
The HQ Paint Shop is an engineered structure with a corrugated metal roof and siding on a concrete slab-on-grade. It is now primarily used as a repair shop and storage. About half of the building is insulated with a ceiling mounted natural gas heater and no cooling.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $32,400

**Exterior Door Replacement**

Project Index #: 0895EXT2

Construction Cost $3,000

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

This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

**Exterior Finishes**

Project Index #: 0895EXT1

Construction Cost $6,400

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding for the maintenance of the exterior of the building. Included in the cost is the sealing and caulking 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.

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003 and 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

**Interior Door Replacement**

Project Index #: 0895INT2

Construction Cost $3,000

The interior doors in this building are hollow core units and are damaged from general wear and tear. This project would provide for the installation of new solid core interior doors including frames, lever action door handles, hardware and paint. Removal and disposal of the existing doors is included in this cost estimate. A total of 3 interior doors was used in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

**Interior Finishes**

Project Index #: 0895INT1

Construction Cost $16,000

The interior walls are insulated and sheet rocked in the front half of the building only. The sheet rock in the office room is severely damaged and should be removed, replaced and painted. It is recommended that these interior walls be painted at least once in the next two to three years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003 and 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.
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 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 01/27/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/16/2015.

PRIORITY CLASS 3 PROJECTS Total Construction Cost for Priority 3 Projects: $3,500
Long-Term Needs Four to Ten Years

HEATER REPLACEMENT

The existing heating system consists of a ceiling mounted heater and does not have cooling equipment. The heater is inefficient and was installed in 2004. The heater should be replaced within 8-10 years with a 80% AFUE or higher unit. This project would replace the existing heater.

BUILDING INFORMATION:

Gross Area (square feet): 3,200
Year Constructed: 1980
Exterior Finish 1: 100% Painted Metal Siding
Exterior Finish 2: 
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100% S-1
IBC Occupancy Type 2: 
Construction Type: Engineered Steel Building
IBC Construction Type: III-B
Percent Fire Supressed: 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>
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<tr>
<td>Priority Class 1</td>
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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).

At the time this report was written, there was a CIP request to refurbish the Western Regional HQ and paint shop. The estimated cost for this CIP, 03-C16, is $605,000.

Approval of this CIP may affect the final costs of projects found in this report.

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 515 E. Musser Street, Suite 102 (775) 684-4141 voice
Facilities Condition Analysis Carson City, Nevada 89701-4263 (775) 684-4142 facsimile
Western Area Headquarters Site – FCA Site #9957
Description: Asphalt cracks in parking lot.

Pump House – FCA Building #2966
Description: Exterior of building.
HQ Garden Equipment Storage – FCA Building #2348
Description: Exterior of building.

HQ Garden Equipment Storage – FCA Building #2348
Description: Electrical panel missing covers.
HQ Garden Equipment Storage – FCA Building #2348
Description: Improper electrical connections.

HQ Radio Equipment Storage – FCA Building #2347
Description: Exterior of building.
HQ Welding Shop – FCA Building #2399
Description: Exterior of building and missing door landing.

Western Area Headquarters – FCA Building #1655
Description: Exterior of building.
Western Area Headquarters – FCA Building #1655
Description: Mezzanine structure.

Western Area Headquarters – FCA Building #1655
Description: Roofing.
Western Area Headquarters – FCA Building #1655
Description: Roofing.

Western Area Headquarters – FCA Building #1655
Description: Flooring in shop restroom.
Western Area Headquarters – FCA Building #1655
Description: Electrical panel at full capacity.