



STATE OF NEVADA STATE PUBLIC WORKS DIVISION

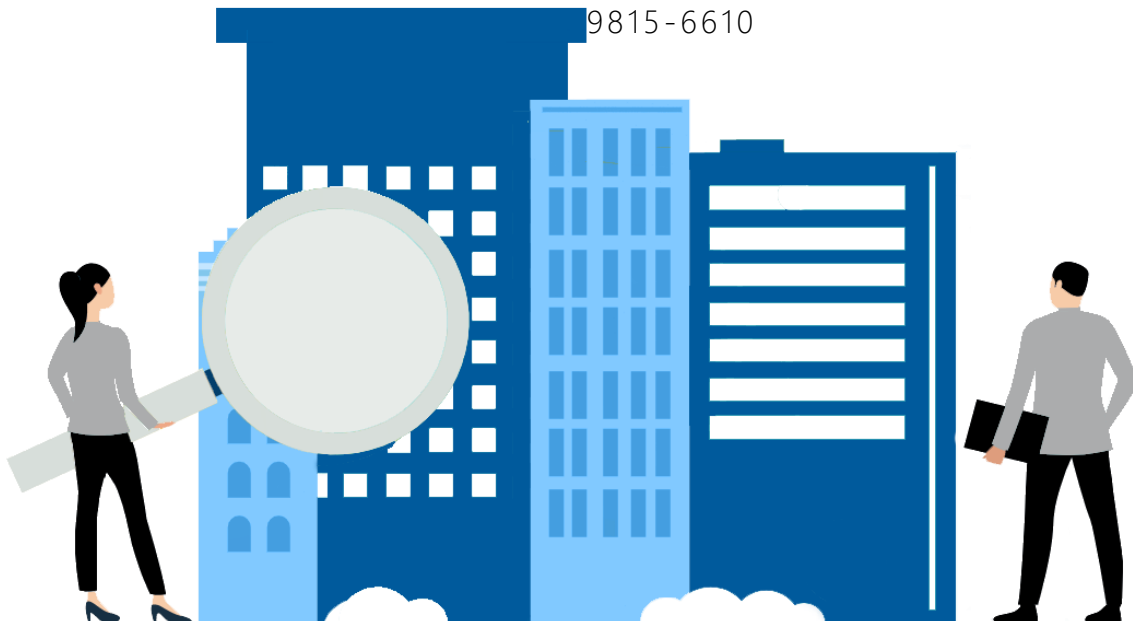
FACILITY CONDITION ASSESSMENT REPORT FOR:



DEPT OF CONSERVATION AND NATURAL RESOURCES
DIVISION OF FORESTRY

SITE #: 9770 SPRING CREEK NDF FIRE STATION - ENGLE SITE
607 ENGLE DR

9815-6610



Survey Date: 5/10/2023
Distribution Date: 6/10/2024

TABLE OF CONTENTS

FACILITY CONDITION ASSESSMENT INTRODUCTION.....	3
PROGRAM.....	3
REPORT.....	3
SITE MAP.....	5
FACILITY CONDITION INDEX (FCI)	6
GRAPH.....	6
DATA.....	7
COST BREAKDOWN BY PRIORITY.....	8
PROJECTS BY PRIORITY	9
CONSTRUCTION PROJECT PORTFOLIO BY SITE/BUILDING	10
9770 – SPRING CREEK NDF FIRE STATION - ENGLE SITE.....	11
4450 – NDF FIRE STATION RESIDENCE.....	14
4451 – APPARATUS GARAGE	16
APPENDICES	23
APPENDIX A – PROJECT IDENTIFICATION (ID) CATEGORIES	23
APPENDIX B – MAINTENANCE PROJECTS AND COST ESTIMATES	24
APPENDIX C – FACILITY CONDITION INDEX.....	25
APPENDIX D – PROJECT PRIORITY CLASSIFICATIONS	26
APPENDIX E – REFERENCES	27
APPENDIX F – REPORT DISTRIBUTION.....	28
APPENDIX G – FCA TEAM CONTACT INFORMATION.....	29
APPENDIX H – REVISION HISTORY	30

FACILITY CONDITION ASSESSMENT INTRODUCTION

PROGRAM

Created under the authority of NRS 341.128. (Legislature, 2022). The State Public Works Division's (SPWD) Facility Condition Assessment (FCA) program periodically inspects all state-owned buildings excluding those owned by the Nevada System of Higher Education (NSHE). Additionally, Nevada Department of Transportation (NDOT) and Legislature buildings are assessed by their own agencies. SPWD FCA personnel conduct interviews with site staff, review documents, and perform walk-throughs to assess the physical condition of the building's components and systems. The outcome of the assessment is a report of the overall site condition and infrastructure findings for the site and building(s) located on the site. The Legislative Commission will be notified if there are any serious concerns reported.

REPORT

The purpose of the report is to provide a documentary framework to assist the agency and SPWD in optimizing and maintaining the physical condition of the state's building portfolio; develop capital budgets and prioritize resources. Agencies may find it helpful in calculating funding required to meet future budgetary needs. Additionally, it augments SPWDs Capital Improvement Program's (CIP) planning phase.

Projects are identified and categorized under the building management systems listed below (Figure 1.) and assigned a priority (Figure 2.) and a status (Figure 3.).

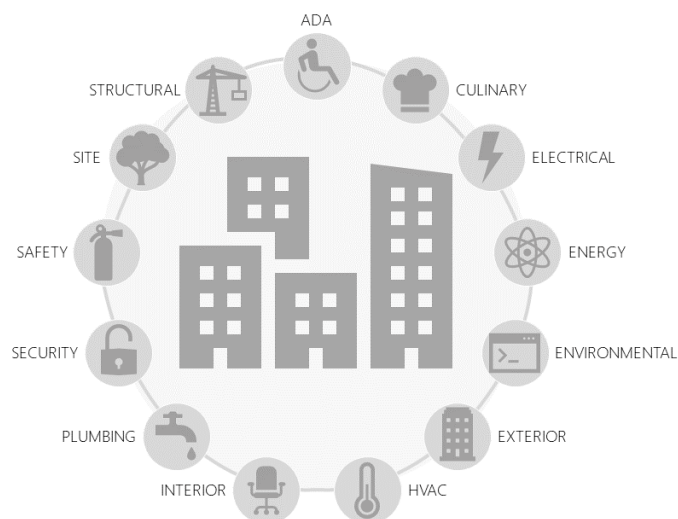
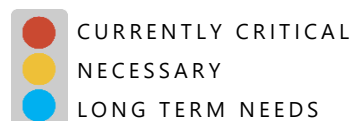


FIGURE 2.



The STATUS of a project can be:

FIGURE 3.

COMPLETED	Project has finished.
IN PROGRESS	Project is on-going.
CANCELED	Project was dropped.
DEFERRED	Project has been postponed.
NEW	Project is new, discovered and written during a site survey.

The appendices provide supplementary material for a more comprehensive understanding of priority categorization, cost estimates and facility management standards.

APPENDIX A	PROJECT IDENTIFICATION (ID) CATEGORIES
APPENDIX B	MAINTENANCE PROJECTS AND COST ESTIMATES
APPENDIX C	FACILITY CONDITION INDEX
APPENDIX D	PROJECT PRIORITY CLASSIFICATIONS
APPENDIX E	REFERENCES
APPENDIX F	REPORT DISTRIBUTION
APPENDIX G	FCA TEAM CONTACT INFORMATION
APPENDIX H	REVISION HISTORY

DISCLAIMER

1. The report was prepared by the SPWD under the authority of [NRS 341.128](#) for use as a planning resource.
2. The report does not guarantee funding and should not be used for budgetary purposes.
3. Qualified individuals should develop the overall project's budget estimate and scope.
4. The actual overall project costs will vary from those reported after the final scope and budgets are developed.
5. This report provides estimated hard costs (construction) and excludes soft costs (project) such as consultant fees, permit fees, and FF&E (furniture, fixtures, equipment).
6. Materials and costs noted here may be affected by new methods of construction, agency projects, and individual projects, as well as pending and proposed Capital Improvement Projects (CIP).
7. The deficiencies outlined in this report were noted in a visual survey, they do not represent the cost of a complete facility renovation or routine maintenance costs.

SITE MAP



BLDG #	NAME	YR BUILT	SQ FT	STATUS
4450	NDF FIRE STATION RESIDENCE	1973	1,400	VACANT
4451	APPARATUS GARAGE	1973	780	VACANT
9770	SPRING CREEK NDF FIRE STATION - ENGLE SITE	1973		UNOCCUPIED
03	TOTAL # OF BLDGS			

FACILITY CONDITION INDEX (FCI)

GRAPH



FCI is the total cost of necessary building repairs and renewal divided by the current cost of replacing the building. Each building's FCI score reflects the current condition of the building: *good*, *fair*, *poor*, or *critical*. It is normal to see buildings in all stages of condition.

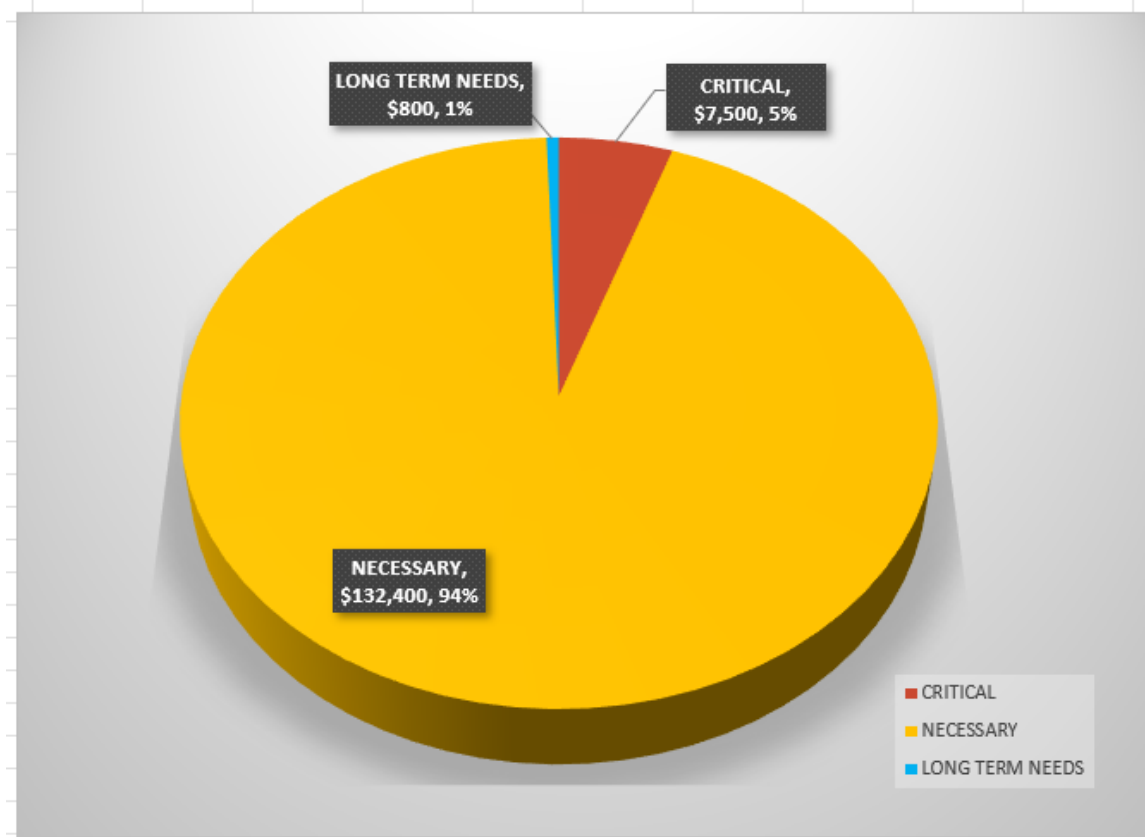
The graph on the left shows the FCI for each building at the SPRING CREEK NDF FIRE STATION - ENGLE SITE.

The percentages shown in the graph to the left were calculated using the figures in the report below.

DATA

SITE #: 9770					PRIORITY CLASSES					
SURVEY DT	BLDG #	NAME	YR BUILT	SQ FT	CRITICAL (1) COST	NECESSARY (2) COST	LONG TERM (3) COST	PR CLASS	COST TO REPLACE	FCI
5/10/2023	9770	SPRING CREEK NDF FIRE STATION - ENGLE SITE	1973		\$0	\$25,000	\$0	\$25,000		0%
5/10/2023	4450	NDF FIRE STATION RESIDENCE	1973	1400	\$0	\$50,000	\$0	\$50,000	\$560,000	9%
5/10/2023	4451	APPARATUS GARAGE	1973	780	\$5,000	\$57,400	\$800	\$63,200	\$156,000	41%
			TOTALS:	2,180	\$5,000	\$132,400	\$800	\$138,200	\$716,000	19%

COST BREAKDOWN BY PRIORITY



The percentages shown in the chart above were calculated using the figures in the PROJECTS BY PRIORITY section listed below. The chart above represents costs for the entire site.

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
1	Currently Critical	Immediate to 2
2	Necessary – Not Yet Critical	2 to 4
3	Long Term Needs	4 to 10

PROJECTS BY PRIORITY

PRIORITY 1 – CURRENTLY CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
4451	4451ENV1	NEW	PEST ABATEMENT	5,000.00
				\$5,000.00

PRIORITY 2 – NECESSARY, NOT YET CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
4450	4450SFT1	NEW	DEMOLISH STRUCTURE	50,000.00
4451	4451ELE1	NEW	LIGHTING UPGRADE	11,700.00
4451	4451EXT2	NEW	OVERHEAD DOOR REPLACEMENT	20,000.00
4451	4451EXT3	NEW	FLASHING REPAIRS	2,500.00
4451	4451INT1	NEW	INSULATION RETROFIT	23,200.00
9770	9770EXT1	NEW	SITE CLEANUP	15,000.00
9770	9770SFT1	NEW	DEMOLISH STRUCTURE	10,000.00
				\$132,400.00

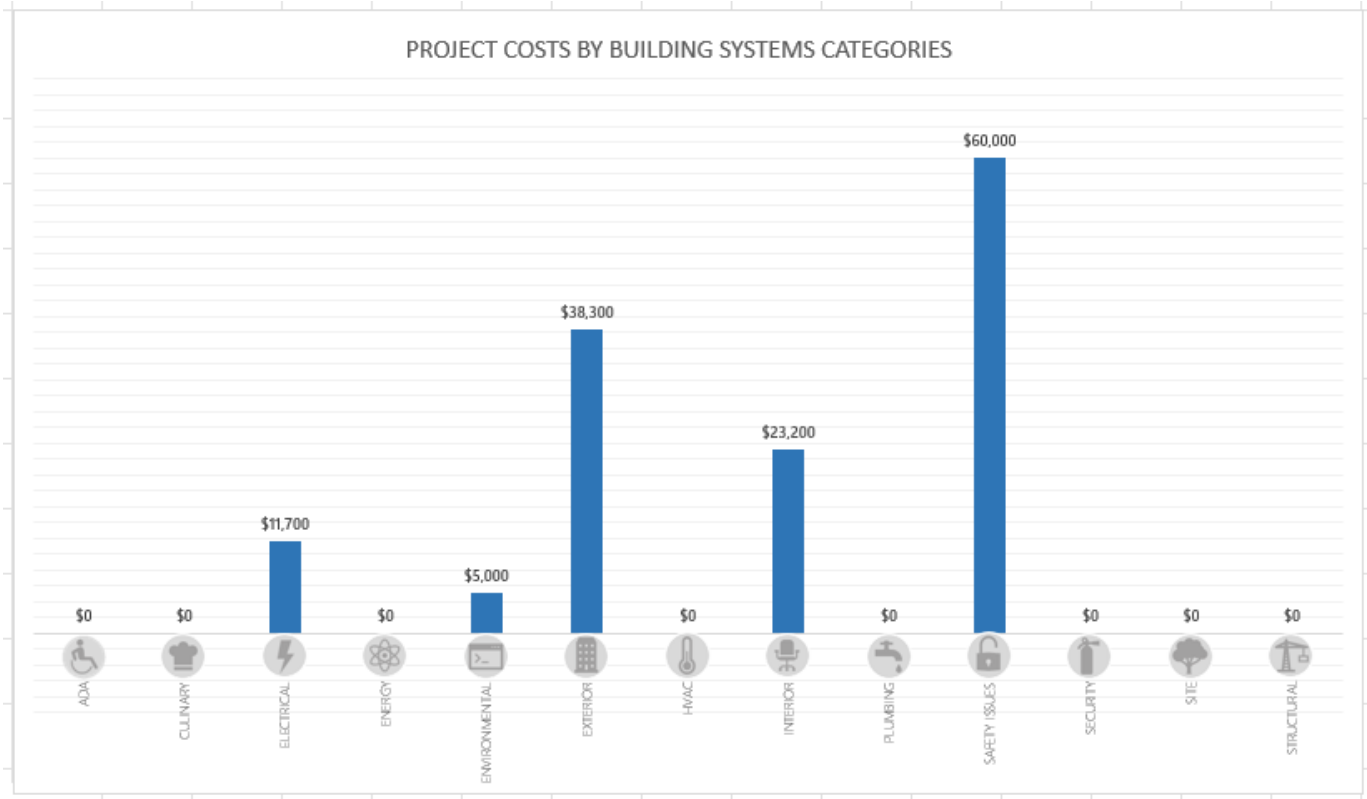
PRIORITY 3 – LONG TERM NEEDS

BLDG #	PROJECT #	STATUS	DESC	COST
4451	4451EXT1	NEW	EXTERIOR FINISHES	800
				\$800.00
GRAND TOTAL				\$138,200.00

CONSTRUCTION PROJECT PORTFOLIO BY SITE/BUILDING

DISCLAIMER

7. The deficiencies outlined in this report were noted in a visual survey, they do not represent the cost of a complete facility renovation or routine maintenance costs.



9770 – SPRING CREEK NDF FIRE STATION - ENGLE SITE **UNOCCUPIED**

FACILITY USAGE: SITE-GENERAL

CONSTRUCTION TYPE		
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	0%	0%
OCCUPANCY TYPE	- %	- %

STATISTICS



BUILT	1973
AGE	51 yrs
ACQUIRED	1972
HOW ACQUIRED	PURCHASED
SQUARE FEET (SF)	-
FLOORS	0
BASEMENT?	No
LONGITUDE /LATITUDE	40.804340 / -115.682530
REPLACEMENT COST	-
COST PER SF	-
FACILITY CONDITION INDEX	0.00


The site is comprised of .68 acres and contains two structures. The site is currently vacant, however, Forestry has plans to reconfigure the site by demolishing the permanent residence and installing 3 RV parking pads & hookups for seasonal occupancy.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	2	\$25,000.00
-	-	-
TOTALS	2	\$25,000.00

9770 SPRING CREEK NDF FIRE STATION - ENGLE SITE

		PRIORITY	2 - Two to Four Years	
PROJECT #	9770EXT1 - BUILDING EXTERIOR	STATUS	6/3/2024	NEW


SITE CLEANUP

	QUANTITY	UNITS	TOTAL	SF COST
<p>The site has been abandoned for some years with extensive evidence of vandalism. A split rail fence surrounding the lawn area is broken. This project recommends a general cleanup of the site, removal of the fencing and removal of dead trees and shrubs.</p> <p>This project is in design under CIP 23-C08 and the estimate is based off that project.</p>	1	PKG	\$15,000.00	-
				

9770 SPRING CREEK NDF FIRE STATION - ENGLE SITE

		PRIORITY	2 - Two to Four Years	
PROJECT #	9770SFT1 - SAFETY ISSUES	STATUS	6/4/2024	NEW

DEMOLISH STRUCTURE

	QUANTITY	UNITS	TOTAL	SF COST
There is a small wooden structure located on the north side of the Apparatus Garage that is dilapidated and beyond its useful life. In addition, a wooden deck connecting the Apparatus Garage to the residence is in the same condition. This project recommends the demolition of these structures.	1	PKG	\$10,000.00	-
				

4450 – NDF FIRE STATION RESIDENCE **VACANT**

FACILITY USAGE: RESIDENCE

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	- %
OCCUPANCY TYPE	100% R-3 Residential, where occupants are primarily permanent and not R-1, R-2 or R-4 or I.	- %

STATISTICS



BUILT	1973
AGE	51 yrs
ACQUIRED	1973
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	1,400
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.804185 / -115.682616
REPLACEMENT COST	\$560,000.00
COST PER SF	\$ 400.00
FACILITY CONDITION INDEX	8.93


The NDF Fire Station Residence is a dimensionally shaped log framed structure on a concrete foundation. The exterior is wrapped in T1-11 siding with a metal roofing system. The structure is in extremely poor condition.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$50,000.00
-	-	-
TOTALS	1	\$50,000.00

4450 NDF FIRE STATION RESIDENCE

		PRIORITY	2 - Two to Four Years	
PROJECT #	4450SFT1 - SAFETY ISSUES	STATUS	6/4/2024	NEW

DEMOLISH STRUCTURE

	QUANTITY	UNITS	TOTAL	SF COST
<p>The Fire Station Residence 2 contains numerous safety issues including but not limited to rodent infestation, broken windows, broken or missing electrical fixtures, dry rot and possible structural damage due to the age. The building is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the building, debris removal, and site grading.</p> <p>This project is in design under CIP 23-C08 and the estimate is based off that project.</p>	1	PKG	\$50,000.00	\$ 36.00
				

4451 – APPARATUS GARAGE **VACANT**

FACILITY USAGE: UTILITY-PUMP HOUSE/SHED

CONSTRUCTION TYPE	II-B Unprotected Non-combustible (common commercial)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Metal Siding	- %
OCCUPANCY TYPE	90% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	- %

STATISTICS



BUILT	1973
AGE	51 yrs
ACQUIRED	1973
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	780
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.804335 / -115.682639
REPLACEMENT COST	\$156,000.00
COST PER SF	\$ 200.00
FACILITY CONDITION INDEX	40.51

The Apparatus Garage is a pre-engineered insulated structural steel building with metal siding and roof. The building has a single man door entrance on the west side and two 12' x 10' insulated rollup doors on the south side. The interior of the structure is in poor condition while the structure and exterior metal is in good condition.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	1	\$ 5,000.00
2	4	\$57,400.00
3	1	\$ 800.00
TOTALS	6	\$63,200.00

4451 APPARATUS GARAGE

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	4451ENV1 - ENVIRONMENTAL	STATUS	6/3/2024	NEW

PEST ABATEMENT


	QUANTITY	UNITS	TOTAL	SF COST
There are numerous pigeon and rodent droppings throughout this building. Due to the potential risk of disease, this project provides for treatment and clean up of the pigeon and rodent droppings by a licensed pest control business.	1	PKG	\$ 5,000.00	\$ 6.00



4451 APPARATUS GARAGE

		PRIORITY	2 - Two to Four Years	
PROJECT #	4451ELE1 - ELECTRICAL	STATUS	6/3/2024	NEW

LIGHTING UPGRADE

	QUANTITY	UNITS	TOTAL	SF COST
The existing light fixtures are T-12 fluorescent, in addition they are damaged and appear inoperable. This project recommends a complete removal and replacement with LED lighting, wiring and switches.	780	SF	\$11,700.00	\$ 15.00
				

4451 APPARATUS GARAGE

		PRIORITY	2 - Two to Four Years	
PROJECT #	4451EXT2 - BUILDING EXTERIOR	STATUS	6/3/2024	NEW

OVERHEAD DOOR REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
There are two 12'x10' overhead doors 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 manually operated overhead doors and replacement with new manually operated overhead doors.	2	EA	\$20,000.00	\$ 26.00
				

4451 APPARATUS GARAGE

		PRIORITY	2 - Two to Four Years	
PROJECT #	4451EXT3 - BUILDING EXTERIOR	STATUS	6/4/2024	NEW


FLASHING REPAIRS

	QUANTITY	UNITS	TOTAL	SF COST
A portion of the metal roof to wall flashing is missing above the overhead doors on the south side of the structure. This project recommends the inspection of the entire structure for loose fasteners and missing components to restore the integrity of the exterior envelope.	1	PKG	\$ 2,500.00	\$ 3.00
				

4451 APPARATUS GARAGE

		PRIORITY	2 - Two to Four Years	
PROJECT #	4451INT1 - BUILDING INTERIOR	STATUS	6/3/2024	NEW

INSULATION RETROFIT

	QUANTITY	UNITS	TOTAL	SF COST
The insulation installed during the erection of the metal building is in very poor condition with large portions ripped or missing. This project recommends the installation of retrofit overlay insulation with new vapor barrier between the roof purlins and wall girts.	1162	SF	\$23,200.00	\$ 30.00
				

4451 APPARATUS GARAGE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	4451EXT1 - BUILDING EXTERIOR	STATUS	6/3/2024	NEW

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The pre-finished metal exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is caulking and sealing windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	780	SF	\$ 800.00	\$ 1.00
				

APPENDICES

APPENDIX A – PROJECT IDENTIFICATION (ID) CATEGORIES

FIGURE 3 is a list of the current building management categories used. The Project ID contains the following:

<SITE #><BUILDING MANAGEMENT CATEGORY><ARBITRARY #>

Example: 9999ADA1 and 9999HVA2

BUILDING MANAGEMENT CATEGORIES

FIGURE 3.



APPENDIX B – MAINTENANCE PROJECTS AND COST ESTIMATES

DISCLAIMER

4. The actual overall project costs will vary from those reported after the final scope and budgets are developed.
5. This report provides estimated hard costs (construction) and excludes soft costs (project) such as consultant fees, permit fees, and FF&E (furniture, fixtures, equipment).
6. Materials and costs noted here may be affected by new methods of construction, agency projects, and individual projects, as well as pending and proposed Capital Improvement Projects (CIP).

MAINTENANCE PROJECTS

- Electrical
- Plumbing
- HVAC
- Painting or remodeling
- Flooring and asphalt
- Fire Alarm

EXCLUDED

- Furniture
- Program issues
- Space change
- Telecommunications
- Unidentified costs
- Window treatments
- Routine maintenance



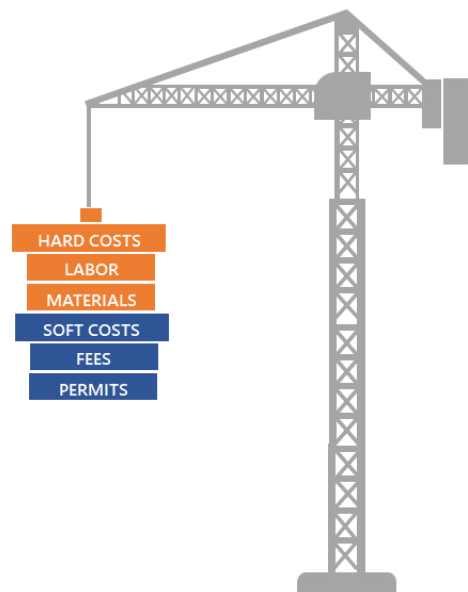
CURRENT CONSTRUCTION PROJECT COST ESTIMATES (Hard Costs)

Cost estimates are derived from:

- RSMeans Cost Estimating Guide
- Comparable SPWD construction projects
- Contractor pricing, which includes:
 - Labor
 - Location factors
 - Materials
 - Profit
 - Overhead

EXCLUDED – (Soft Costs)

- Project design costs, such as:
 - Project design fees
 - Construction management
 - Special testing and inspections
 - Inflation
 - Permit fees



APPENDIX C – FACILITY CONDITION INDEX

The calculation is the total cost of needed building repairs divided by the current cost of replacing the building (Wikipedia, n.d.).



Buildings with an index greater than .50 or 50% are recommended for complete replacement.

EXAMPLE – BUILDING NEEDS THE FOLLOWING REPAIRS:

Priority 1 Currently Critical – Immediate to Two Years

ARC FLASH and ELECTRICAL COORDINATION STUDY	\$20,000
DOMESTIC WATER BOILER REPLACEMENT	\$316,700
FIRE ALARM SYSTEM UPGRADE	\$403,700
SEISMIC GAS SHUT-OFF VALVE INSTALLATION	\$6,300
TOTAL	\$746,700

Priority 2 Necessary – Not Yet Critical – Two to Four Years

CULINARY REFRIGERATION REPLACEMENT	\$800,000
HVAC EQUIPMENT REPLACEMENT	\$545,800
RESTROOM & SHOWER UPGRADE	\$605,100
TOTAL	\$1,950,900

Priority 3 Long Term Needs – Four to Ten Years

EXTERIOR FINISHES	\$50,000
INTERIOR FINISHES	\$50,000
FLOORING REPLACEMENT	\$150,000
TOTAL	\$200,000



GRAND TOTAL COST OF NEEDED REPAIRS

\$2,897,600



CURRENT REPLACEMENT VALUE

DIVIDED BY
\$11,540,000

=



0.25 POOR

APPENDIX D – PROJECT PRIORITY CLASSIFICATIONS

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
1	Currently Critical	Immediate to 2

Projects in this category require immediate action to:

- Return a facility to normal operations
- Stop accelerated deterioration
- Address fire and life safety hazards
- Address an ADA requirement

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
2	Necessary – Not Yet Critical	2 to 4

Projects in this category require preemptive attention to avoid deterioration, downtime and increased costs.

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
3	Long Term Needs	4 to 10

Projects in this category include building systems (e.g., HVAC, electrical, life safety) with a life cycle to assist in future CIP funding, such as:

- Investment planning
- Functional improvements
- Lower priority

APPENDIX E – REFERENCES

Legislature, N. S. (2022). NRS 341.128. Retrieved from Leg.state.nv.us:
<https://www.leg.state.nv.us/nrs/nrs-341.html#NRS341Sec128>

Wikipedia. (n.d.). Facility Condition Index (FCI). Retrieved 2022, from Wikipedia The Free Encyclopedia: https://en.wikipedia.org/wiki/Facility_condition_index

APPENDIX F – REPORT DISTRIBUTION

DIVISIONAL CONTACTS

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CC'd: STATEWIDE CONTACTS

DEPT	DIV	TITLE
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DCNR	LANDS	DIV ADMIN
DCNR	LANDS	DEP DIV ADMIN
DCNR	LANDS	STATE LAND AGT 4
LEG	LCB	SR PGM ANLST
LEG	LCB	PRINC PGM ANLST
ADMIN	RISK MGT	DIV ADMIN
ADMIN	RISK MGT	INS / LOSS PREV SPEC
ADMIN	RISK MGT	PGM OFF 1
ADMIN	RISK MGT	MA 4
ADMIN	RISK MGT	SFTY SPEC CONSULT

APPENDIX G – FCA TEAM CONTACT INFORMATION

DISCLAIMER

1. The report was prepared by the SPWD under the authority of NRS 341.128 for use as a planning resource.

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APPENDIX H – REVISION HISTORY

VERSION	DATE	AMMENDMENT
0	6/7/2024	Initial.