

State of Nevada  
Office of the Military  
Nevada National Guard

# NAVY OPERATIONAL SUPPORT CENTER SITE

4601 Cocoa Ave.  
Stead, Nevada 89506

**Site Number: 9773**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report distributed in May 2021

State of Nevada  
Office of the Military  
Nevada National Guard

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: 9773

### 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
4173	NAVY OPERATIONAL SUPPORT CENTER 4601 Cocoa Avenue Stead	31080	1970	4/7/2021	\$2,369,000	\$2,295,840	\$559,400	\$5,224,240	\$10,878,000	48%
4174	BOAT HOUSE 4601 Cocoa Avenue Stead	2000	1998	4/7/2021	\$5,000	\$26,000	\$42,600	\$73,600	\$300,000	25%
4175	SHADE RAMADA 4601 Cocoa Avenue Stead	1300	2013	4/7/2021	\$0	\$0	\$6,500	\$6,500	\$65,000	10%
9773	NAVY OPERATIONAL SUPPORT CENTER SITE 4601 Cocoa Avenue Stead		0	4/7/2021	\$7,500	\$0	\$140,600	\$148,100		0%
<b>Report Totals.....:</b>		<b>34,380</b>			<b>\$2,381,500</b>	<b>\$2,321,840</b>	<b>\$749,100</b>	<b>\$5,452,440</b>	<b>\$11,243,000</b>	<b>48%</b>

## 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**

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<b>BOAT HOUSE</b>	<b>4174</b>
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NAVY OPERATIONAL SUPPORT CENTER SITE

SPWD Facility Condition Analysis - 9773

Survey Date: 4/12/2021

NAVY OPERATIONAL SUPPORT CENTER SITE

BUILDING REPORT

The Navy Operational Support Center Site covers approximately 5.5 acres and is bounded by chain link fencing. The site is comprised of paved parking, lawn surrounding the south and west sides of the Support Center and rubble rock. A circular asphalt running track runs along the north side of the property. The parking areas and site paving are in need of repairs.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$7,500**  
**Currently Critical** **Immediate to Two Years**

**TREE REMOVAL**

**Project Index #: 9773SFT3**  
**Construction Cost \$7,500**

There are two dead trees on the site that are in need of removal. One tree is located near the main building endangering the building and any personnel if it falls. This project would provide for the removal of both trees and the restoration of the landscaping to match the surroundings.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$140,600**  
**Long-Term Needs** **Four to Ten Years**

**EXTERIOR SITE POLE LIGHTING**

**Project Index #: 9773ENR2**  
**Construction Cost \$5,600**

The four light poles in the parking lot have a total of eight light fixtures. These fixtures have High Pressure Sodium (HPS) lamps and are less efficient. This project would provide for the replacement of the existing wall pack fixtures with LED wall packs using the existing wiring.

**PATCH, CRACK & SLURRY SEAL ASPHALT PAVING**

**Project Index #: 9773SIT1**  
**Construction Cost \$135,000**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor replacement of deteriorated paving, minor crack filling, replacement of car curb bumpers, and slurry sealing of the paving site wide. 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. 20,000 square feet of asphalt area was used to generate this estimate.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$7,500</b>
<b>Priority Class 2:</b>	<b>\$0</b>
<b>Priority Class 3:</b>	<b>\$140,600</b>
<b>Grand Total:</b>	<b>\$148,100</b>



**BOAT HOUSE**

SPWD Facility Condition Analysis - 4174

Survey Date: 4/12/2021

**BOAT HOUSE  
BUILDING REPORT**

The Boat House is a pre-engineered metal building with a wood framed 2nd floor covering approximately 1/2 of the floor area. The 2nd floor is open on one side and protected by a metal guard rail with toe kicks. It is accessed by a metal stair. The ground floor is slab-on-grade.

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

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION** **Project Index #: 4174SFT1**  
**Construction Cost \$5,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. 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: \$26,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR WALLPACK LIGHTING INSTALLATION** **Project Index #: 4174ELE1**  
**Construction Cost \$6,000**

The building has two small wall lights above the two man doors. These fixtures provide limited lighting around the building. This project would provide for the installation of four LED wall pack fixtures including new lighting circuits.

**LIGHTING UPGRADE** **Project Index #: 4174ELE2**  
**Construction Cost \$20,000**

The existing lighting fixtures are the older T-12 fluorescent type and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. LED fixtures are suggested for this project. Electrical wiring upgrades have not been included in this estimate.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$42,600**  
**Long-Term Needs** **Four to Ten Years**

**EXTERIOR FINISHES** **Project Index #: 4174EXT1**  
**Construction Cost \$4,000**

The exterior finishes of the building are 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 are cleaning the prefinished metal panels, painting the doors and trim, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 4174HVA1**  
**Construction Cost \$18,600**

**HVAC EQUIPMENT REPLACEMENT**

The HVAC system is original to the building and should be scheduled for replacement. It is not energy efficient and has reached the end of its expected and useful life. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production is mandated to be phased out completely by January 1, 2020. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC system and all required connections to utilities.

**Project Index #: 4174INT1**  
**Construction Cost \$20,000**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 2,000</b>	<b>IBC Occupancy Type 1: 100 % U</b>
<b>Year Constructed: 1998</b>	<b>IBC Occupancy Type 2: 0 %</b>
<b>Exterior Finish 1: 100 % Metal Siding</b>	<b>Construction Type:</b>
<b>Exterior Finish 2: 0 %</b>	<b>IBC Construction Type: II-B</b>
<b>Number of Levels (Floors): 2</b>	<b>Basement? No</b>
	<b>Percent Fire Supressed: 0 %</b>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$5,000</b>	<b>Project Construction Cost per Square Foot: \$36.80</b>
<b>Priority Class 2: \$26,000</b>	<b>Total Facility Replacement Construction Cost: \$300,000</b>
<b>Priority Class 3: \$42,600</b>	<b>Facility Replacement Cost per Square Foot: \$150</b>
<b>Grand Total: \$73,600</b>	<b>FCNI: 25%</b>

NAVY OPERATIONAL SUPPORT CENTER

SPWD Facility Condition Analysis - 4173

Survey Date: 4/12/2021

NAVY OPERATIONAL SUPPORT CENTER
BUILDING REPORT

The Navy Operational Support Center is a concrete structure with glazed curtain walls in the two story portion of the building. The two story section of the building has a footprint of approximately 8,400 square feet. A 15 foot x15 foot 3 story tower is located at the northwest section of the building. The structure has a slab-on-grade ground floor and appears to have a pre-cast concrete 2nd floor deck. The roof is a single ply membrane roof installed in 2005 with a 25 year warranty. The majority of the flooring is VCT tile which is in good condition; however, there are some small areas where tiles appear to be cupping. This may indicate moisture issues in the concrete slab below the tile. The building has a disabled fire alarm system and is fully sprinklered. The building is in fair condition but with some significant deficiencies. Due to the age of the building, an Asbestos Containing Material (ACM) Survey should be conducted. The single boiler is inoperable leaving major portions of the building apparently without heat. In addition, a visual survey of the ceiling tiles show water stains in many locations indicating possible leaks in the water piping systems. The leaks need to be investigated and missing/damaged ceiling tiles replaced as needed. The electrical switchgear was replaced in 1999; however, most of the distribution panels appear to be original to the building. Most of the first and second story curtain walls are original and appear to be a non-thermally broken system with dual pane windows. Some of the window seals in the curtain wall appear to have failed. The building is partially ADA compliant and includes an accessible platform lift to the 2nd floor. The platform lift was inoperable at the time of the survey.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$2,369,000

Currently Critical

Immediate to Two Years

ADA RESTROOM & SHOWER UPGRADES

Project Index #: 4173ADA1
Construction Cost \$25,000

The designated ADA accessible restrooms on each floor are not fully compliant. Items missing may include pipe protection and grab bars and the toilet paper dispenser is not in the correct location. In addition, since showers are provided, at least one shower must be accessible. A partial retrofit is necessary. This project would provide funding to bring the restrooms and showers into full ADA compliance. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.

BOILER REPLACEMENT

Project Index #: 4173HVA1
Construction Cost \$609,000

The single boiler appears to be original to the building, is currently inoperable, and has reached the end of its useful life. In addition, the boiler manufacturer, Ajax Boiler Inc., is no longer in business. This project will replace the existing gas-fired boiler with redundant boilers. The scope of work also includes replacing the existing heating water pumps, accessories, boiler room piping, and associated controls. Removal and disposal are included in this estimate.

ELEVATOR REPAIRS

Project Index #: 4173EXT3
Construction Cost \$20,000

This building has an exterior elevator that is currently out of service. The elevator was purpose built/installed to provide accessibility to the 2nd floor. These repairs are to include but not limited to updating the control panel, door reversing light beams, call button, hall station upgrades, hands-free telephone, and re-initiating the required inspections.

**Project Index #: 4173SFT2**  
**Construction Cost \$156,000**

**FIRE ALARM SYSTEM UPGRADE**

This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the 2018 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

**Project Index #: 4173HVA2**  
**Construction Cost \$1,554,000**

**HVAC RETROFIT**

A visual survey of the HVAC system indicates that it is not adequate to meet the needs of the future occupants. The hydronic baseboard system was removed in some locations (northwest 2 story section) without a visible means to heat this space. The balance of the baseboards are currently disabled due to the boiler being inoperable (boiler replacement under a separate project). The Direct Expansion (DX) cooled Air Handling Unit (AHU) in Room 205 appears disabled due to missing condensing unit and ductwork. In addition a 50 ton cooling only packaged unit contains R-22 refrigerant which is no longer EPA compliant and its production ceased January 1, 2020. The balance of the building is conditioned by hydronic unit heaters and 4 air cooled heat pumps ranging from 2 - 8 nominal tons. There is no Building Automation System (BAS). The project recommends a complete retrofit of the building's HVAC system that is energy efficient, will increase comfort, and meets the needs of the future occupants.

**Project Index #: 4173SFT1**  
**Construction Cost \$5,000**

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. 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: \$2,295,840**

**Necessary - Not Yet Critical Two to Four Years**

**Project Index #: 4173ELE1**  
**Construction Cost \$1,243,000**

**ELECTRICAL UPGRADE**

This building was constructed before the requirements for NEC 70e electrical Arc Flash Assessments. As a consequence, the original subpanels, distribution boards and breakers are not labeled with Ampere Interrupting Current (AIC Rating). In order to comply with the NEC 70e requirements, it is recommended that the original electrical equipment be replaced with new equipment to facilitate the required Breaker Coordination and Arc Flash studies. Removal and disposal of the existing equipment is included in this project.

**Project Index #: 4173EXT2**  
**Construction Cost \$615,600**

**EXTERIOR GLAZED CURTAIN WALL REPLACEMENT**

A visual survey of the building exterior's glazed curtain walls show the majority are original to the building and are non-thermally broken. The age of the system creates significant paths for infiltration, leaks, and energy loss. A portion of the system on the northwest side has been replaced and is in good condition. This project recommends the removal and replacement of the original curtain wall system with a new wall system with much higher thermal insulation. Demolition and disposal of the existing curtain wall is included in this estimate. 3,800 square feet of wall area was used for this estimate.

**Project Index #: 4173ENR1**  
**Construction Cost \$22,400**

**EXTERIOR WALLPACK LIGHTING REPLACEMENT**

The building mounted wall pack lights appear to be original to the building. These fixtures have High Pressure Sodium (HPS) lamps and are less efficient. This project would provide for the replacement of the existing wall pack fixtures with LED wall packs using the existing wiring.

**Project Index #: 4173INT2**  
**Construction Cost \$90,400**

**FLOORING REPLACEMENT**

The carpet in the building 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 existing flooring and installation of new heavy duty commercial grade carpet in the next 2 - 3 years. Due to risk of Asbestos Containing Materials (ACM), a complete survey of the building should be performed prior to commencement of work.

**Project Index #: 4173ELE2**  
**Construction Cost \$312,000**

**LIGHTING UPGRADE**

The existing lighting fixtures are the older fluorescent type and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. LED fixtures are suggested for this project. Occupancy sensors will be installed for additional savings. Electrical wiring upgrades have not been included in this estimate.

**Project Index #: 4173PLM1**  
**Construction Cost \$12,440**

**WATER HEATER REPLACEMENT**

There are two 90 gallon water heaters (1 gas fired and 1 electric) that appear to be original to the building and have reached the end of their useful life. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2 - 3 years. They are missing proper seismic bracing and expansion tanks. It is recommended that new gas-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$559,400**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 4173EXT1**  
**Construction Cost \$248,600**

**EXTERIOR FINISHES**

The exterior finishes of the building are 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 are cleaning and sealing the concrete walls, painting the doors and trim, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 4173INT1**  
**Construction Cost \$310,800**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 31,080</b>	<b>IBC Occupancy Type 1: 80 % B</b>
<b>Year Constructed: 1970</b>	<b>IBC Occupancy Type 2: 20 % A-3</b>
<b>Exterior Finish 1: 50 % Concrete</b>	<b>Construction Type:</b>
<b>Exterior Finish 2: 50 % Glass and Aluminum</b>	<b>IBC Construction Type: II-B</b>
<b>Number of Levels (Floors): 2</b>	<b>Percent Fire Supressed: 100 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$2,369,000</b>	<b>Project Construction Cost per Square Foot: \$168.09</b>
<b>Priority Class 2: \$2,295,840</b>	<b>Total Facility Replacement Construction Cost: \$10,878,000</b>
<b>Priority Class 3: \$559,400</b>	<b>Facility Replacement Cost per Square Foot: \$350</b>
<b>Grand Total: \$5,224,240</b>	<b>FCNI: 48%</b>

**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

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Navy Operational Support Center Site – FCA Site #9773  
Description: View of South (Visitor) Parking Lot.



Navy Operational Support Center Site – FCA Site #9773  
Description: View of Accessible Parking for Site at Main (Visitor) Entrance.



Navy Operational Support Center Site – FCA Site #9773  
Description: Tree Removal Needed at Main (Visitor) Entrance.



Navy Operational Support Center Site – FCA Site #9773  
Description: View of Main Parking to the West.



Shade Ramada – FCA Building #4175  
Description: View of the Shade Ramada.



Shade Ramada – FCA Building #4175  
Description: View of Building Finishes.



Boat House – FCA Building #4174  
Description: View of Boat House.



Boat House – FCA Building #4174  
Description: View of Boat House Interior.



Boat House – FCA Building #4174  
Description: Seismic Gas Shut-Off Installation.



Boat House – FCA Building #4174  
Description: HVAC Equipment Replacement.



Navy Operational Support Center – FCA Building #4173  
Description: View of Glazed Curtain Wall on South Side of Building.



Navy Operational Support Center – FCA Building #4173  
Description: View of Curtain Wall Failed Window Seals.



Navy Operational Support Center – FCA Building #4173  
Description: View of Interior Finishes of the Drill Hall.



Navy Operational Support Center – FCA Building #4173  
Description: View of Interior Office Space and Baseboard Heating System.



Navy Operational Support Center – FCA Building #4173  
Description: View of Interior Office Space and Baseboard Heating System.



Navy Operational Support Center – FCA Building #4173  
Description: Recommended Boiler (Inoperable) Replacement.



Navy Operational Support Center – FCA Building #4173  
Description: Recommended HVAC Retrofit.



Navy Operational Support Center – FCA Building #4173  
Description: Ajax Boiler (Inoperable) Replacement.



Navy Operational Support Center – FCA Building #4173  
Description: Recommended Electrical Upgrade.



Navy Operational Support Center – FCA Building #4173  
Description: View of Single Ply Roofing System.