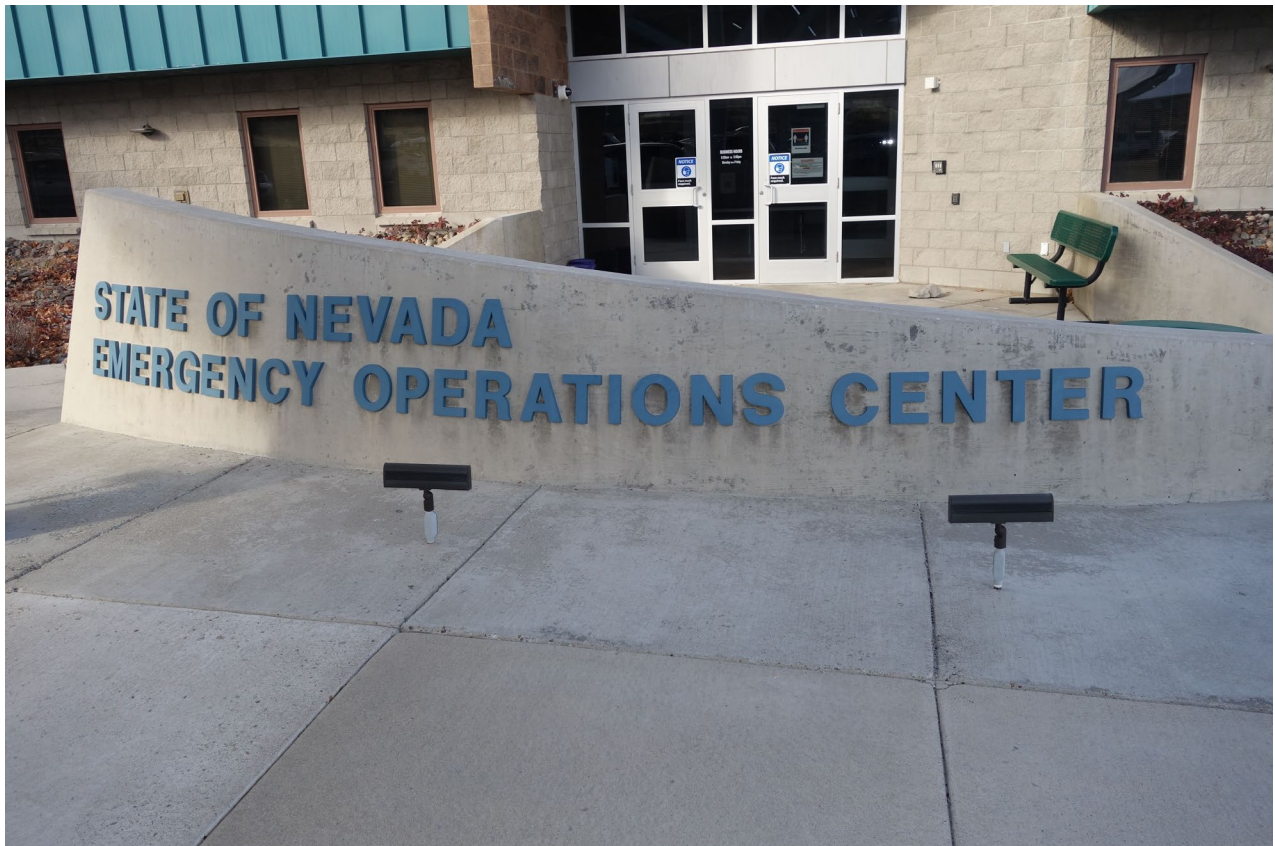


State of Nevada
Department of Public Safety
Division of Emergency Management

STATE EMERGENCY OPERATIONS CENTER SITE

2478 Fairview Drive
Carson City, Nevada 89701

Site Number: 9816
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in December 2021

State of Nevada
Department of Public Safety
Division of Emergency Management

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: 9816

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
2913	STATE EMERGENCY OPERATIONS CENTER 2478 Fairview Drive Carson City	34351	2006	2/18/2021	\$1,500	\$0	\$429,353	\$430,853	\$13,740,400	3%
2914	SEOC WAREHOUSE 2478 Fairview Drive Carson City	2482	2006	2/18/2021	\$0	\$0	\$5,000	\$5,000	\$496,400	1%
9816	STATE EMERGENCY OPERATIONS CTR SITE 2478 Fairview Drive Carson City		0	2/18/2021	\$0	\$19,800	\$0	\$19,800		0%
4151	SEOC COMMUNICATIONS BUILDING 39.153636, -119.740391 Carson City	144	2006	2/18/2021	\$0	\$0	\$0			0%
Report Totals.....:		36,977			\$1,500	\$19,800	\$434,353	\$455,653	\$14,236,800	3%

Acronyms List

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

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

SPWD Facility Condition Analysis

Table of Contents

Building Name	Index #	
STATE EMERGENCY OPERATIONS CTR SITE	9816	
SEOC COMMUNICATIONS BUILDING	4151	No Current Projects
SEOC WAREHOUSE	2914	
STATE EMERGENCY OPERATIONS CENTER	2913	

STATE EMERGENCY OPERATIONS CTR SITE

SPWD Facility Condition Analysis - 9816

Survey Date: 2/18/2021

STATE EMERGENCY OPERATIONS CTR SITE

BUILDING REPORT

The State Emergency Operations Center (SEOC) is located within the secured Nevada National Guard Site Carson City. The site includes the SEOC, SEOC Communications Building and the SEOC Warehouse.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$19,800

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 9816SIT1

Construction Cost \$19,800

CRACK FILL & SEAL ASPHALT PAVING

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paved parking area west of the SEOC including access road, parking areas and driving test areas. 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. 12,000 square feet of asphalt area was used to generate this estimate. It is recommended that this project coincide with the ADA Parking Space project.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$19,800
Priority Class 3:	\$0
Grand Total:	\$19,800

SEOC WAREHOUSE

SPWD Facility Condition Analysis - 2914

Survey Date: 2/18/2021

**SEOC WAREHOUSE
BUILDING REPORT**

The SEOC is a pre-engineered metal building with pre-finished metal wall panels and a standing seam metal roof. The building is elevated above grade with a loading dock extending across the front of the building. The facility is minimally conditioned with gas heat. The natural gas utility feed is protected by a seismic gas shut-off valve.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$5,000**
Long-Term Needs **Four to Ten Years**

**Project Index #: 2914EXT1
Construction Cost \$5,000**

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 excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 2,482	IBC Occupancy Type 1: 100 % S-1
Year Constructed: 2006	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 0 %	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$2.01
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$496,000
Priority Class 3: \$5,000	Facility Replacement Cost per Square Foot: \$200
Grand Total: \$5,000	FCNI: 1%

STATE EMERGENCY OPERATIONS CENTER

SPWD Facility Condition Analysis - 2913

Survey Date: 2/18/2021

STATE EMERGENCY OPERATIONS CENTER
BUILDING REPORT

The State Emergency Operations Center (SEOC) building is a concrete masonry unit (CMU) block structure with a combination standing seam hip and single ply membrane roof systems. The interior walls are a mix of CMU and painted gypsum board. The HVAC system is a mix of roof-top units (RTU) and a 4-pipe system connected to an air-cooled chiller, boilers and air handling units (AHU). The facility is protected by both a fire alarm and fire suppression systems.

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

ADA CANE DETECTION BARRIER INSTALLATION

Project Index #: 2913ADA1
Construction Cost \$1,500

The penthouse stairwell has an overhead hazard without a cane detection barrier under the stairs. This project recommends the installation of a permanent barrier under the stairs. 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.

PRIORITY CLASS 3 PROJECTS Total Construction Cost for Priority 3 Projects: \$429,353
Long-Term Needs Four to Ten Years

EXTERIOR FINISHES

Project Index #: 2913EXT1
Construction Cost \$103,053

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. The caulked control joints in the CMU of the exterior surface of this building are in fair condition and should be removed and the joints re-caulked as necessary. The metal doors and window frames should be sanded, painted and re-caulked on a cyclical basis.

INTERIOR FINISHES

Project Index #: 2913INT1
Construction Cost \$206,100

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 6 - 8 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.

LIGHTING UPGRADE

Project Index #: 2913ELE3
Construction Cost \$120,200

The existing lighting fixtures are the older fluorescent type and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Electrical wiring upgrades are not included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 34,351	IBC Occupancy Type 1: 90 % B
Year Constructed: 2006	IBC Occupancy Type 2: 10 % A-3
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry & Steel
Exterior Finish 2: 0 %	IBC Construction Type: II-A
Number of Levels (Floors): 1	Basement? No
	Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,500	Project Construction Cost per Square Foot:	\$12.54
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$13,740,000
Priority Class 3:	\$429,353	Facility Replacement Cost per Square Foot:	\$400
Grand Total:	\$430,853	FCNI:	3%

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	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



State Emergency Operations Center Site – FCA Site #9816
Description: Crack Fill & Seal Asphalt Paving.



SEOC Warehouse – FCA Building #2914
Description: Exterior View of the Building.



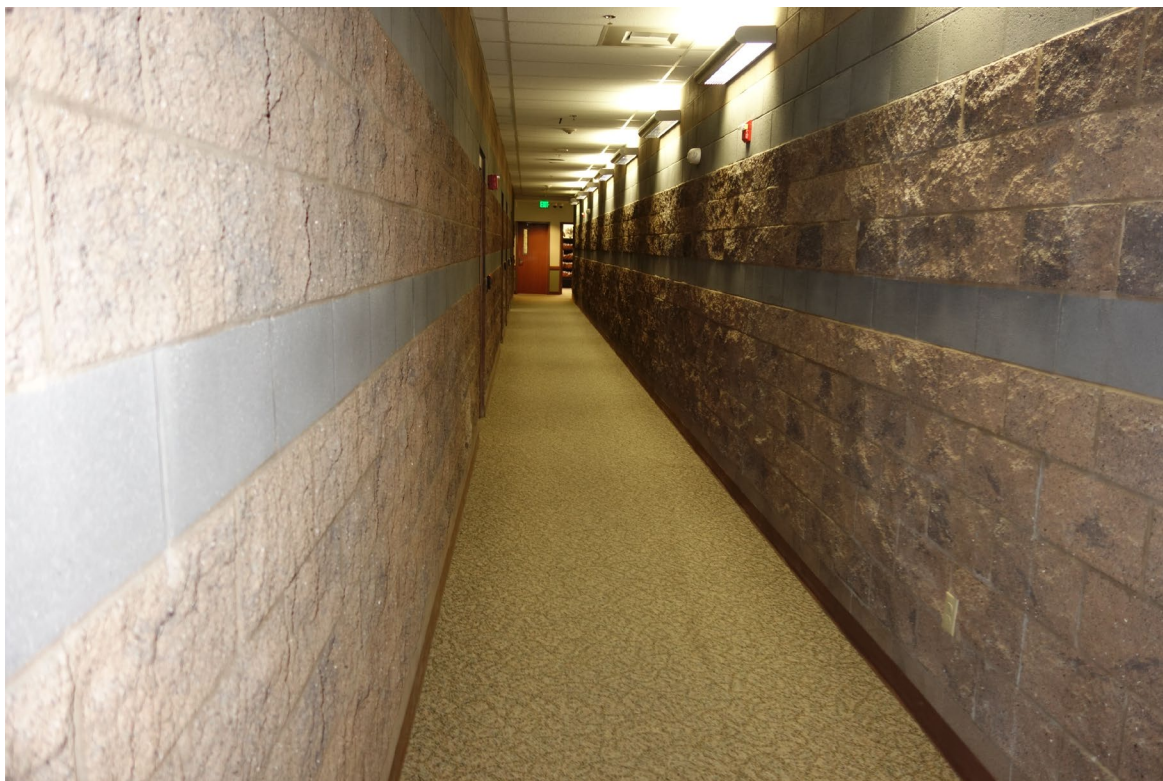
State Emergency Operations Center – FCA Building #2913
Description: Exterior of the Building.



State Emergency Operations Center – FCA Building #2913
Description: ADA Cane Detection Needed.



State Emergency Operations Center – FCA Building #2913
Description: Conference Area of the Building.



State Emergency Operations Center – FCA Building #2913
Description: Interior Corridor of the Building.