

State of Nevada
Department of Conservation & Natural Resources
Division of Historic Preservation

COMSTOCK OFFICE BUILDING SITE

20 North E Street
Virginia City, Nevada 89440

Site Number: 9840
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in September 2021

State of Nevada
Department of Conservation & Natural Resources
Division of Historic Preservation

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: 9840

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
1465	COMSTOCK OFFICE BUILDING 20 North E Street Virginia City	5100	2005	9/14/2017	\$7,500	\$92,100	\$115,000	\$214,600	\$1,275,000	17%
9840	COMSTOCK OFFICE BUILDING SITE 20 North E Street Virginia City		0	9/14/2017	\$16,200	\$0	\$0	\$16,200		0%
Report Totals.....:		5,100			\$23,700	\$92,100	\$115,000	\$230,800	\$1,275,000	18%

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.

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COMSTOCK OFFICE BUILDING SITE

SPWD Facility Condition Analysis - 9840

Survey Date: 9/14/2017

COMSTOCK OFFICE BUILDING SITE BUILDING REPORT

The Comstock Office Site is located in Virginia City 2 blocks east of Highway 341 in the center of the historic town. The site is small with one building, a gravel parking area for employees and paved parking, including one ADA space, for the public visiting the train museum located within the building.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$16,200****Currently Critical****Immediate to Two Years****ADA PARKING SPACE UPGRADE****Project Index #: 9840ADA1****Construction Cost \$15,700**

The ADA provides for accessibility to sites and services for people with physical limitations. The existing ADA parking space does not entirely meet the requirements of the code. This project provides funding to bring the existing ADA parking space up to code including removal of the asphalt and replacement with concrete, updated signage, re-striping, re-grading and any other necessary upgrades. 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.

COMBUSTIBLES REDUCTION FOR FIRE CONTROL**Project Index #: 9840SFT1****Construction Cost \$500**

The site on the south side of the building has significant weed buildup and is a fuel source for fire. Accumulated leaves and dry vegetation at the base of structures create a significant fuel path to structure fires. This project would provide for the removal and disposal of the weeds and debris around the structures on the site.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$16,200
Priority Class 2:	\$0
Priority Class 3:	\$0
Grand Total:	\$16,200

COMSTOCK OFFICE BUILDING

SPWD Facility Condition Analysis - 1465

Survey Date: 9/14/2017

COMSTOCK OFFICE BUILDING BUILDING REPORT

The Comstock Office Building is a "hybrid" structure, a portion is pre-engineered metal building and the balance is wood framed, two story structure on a concrete slab-on-grade foundation. The exterior is finished with painted board & batten siding and a corrugated metal roof. The building function includes office space, a large conference room and a train museum. The building is well protected with fire alarm, fire suppression and fire hydrants located within 200 feet of the property.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$7,500****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 1465ADA1****Construction Cost \$2,500**

The ADA accessible restrooms are not fully compliant. The Women's restroom toilet flush handle is on the wrong side and both restrooms are missing a grab bar. A partial retrofit is necessary. This project would provide funding to bring the restroom 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.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION**Project Index #: 1465SFT1****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: \$92,100****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR TRAIN DOOR REPAIR / REBUILD****Project Index #: 1465EXT3****Construction Cost \$8,000**

The large exterior doors that allow the historic train to roll into the building are failing. The hinges that secure the large pair of wooden doors no longer hold the doors plumb and tight in the opening. It requires several personnel and additional mechanical means to operate the doors. The doors no longer shut completely or seal resulting in large gaps where water, air, dust, and insects can pass freely. This project would provide for funding a complete refurbishment of the existing doors.

HVAC EQUIPMENT REPLACEMENT**Project Index #: 1465HVA1****Construction Cost \$42,000**

The HVAC system is original to the building and should be scheduled for replacement. It is not energy efficient and 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.

INTERIOR DOOR REPLACEMENT

Project Index #: 1465INT2
Construction Cost \$3,700

The interior doors in this building are damaged due to warping and cracking. This project would provide for the installation of new interior doors including lever action door handles, hardware and paint. Frames are not included in this estimate. Removal and disposal of the existing doors is included in this cost estimate.

STOREFRONT GLAZING SYSTEM REPLACEMENT

Project Index #: 1465EXT2
Construction Cost \$38,400

There are four sets of exterior aluminum storefront glazing systems that appear to be original to the building. They are damaged from age and general wear and tear and are a constant maintenance problem. This project would provide for the replacement and installation of four new exterior aluminum storefront glazing systems. Removal and disposal of the existing storefronts is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$115,000

Long-Term Needs

Four to Ten Years

EXTERIOR FINISHES

Project Index #: 1465EXT1
Construction Cost \$51,000

The exterior finishes are in fair condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that the building be painted in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

Project Index #: 1465INT1
Construction Cost \$64,000

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 years and 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:

Gross Area (square feet): 5,100	IBC Occupancy Type 1: 100 % B
Year Constructed: 2005	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type: V-A
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$7,500	Project Construction Cost per Square Foot: \$42.08
Priority Class 2: \$92,100	Total Facility Replacement Construction Cost: \$1,275,000
Priority Class 3: \$115,000	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$214,600	FCNI: 17%

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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Comstock Office Building Site - Site #9840
Description: View of Site and ADA Parking Upgrades.



Comstock Office Building Site - Site #9840
Description: Combustibles Reduction & Weed Control.



Comstock Office Building - Building #1465
Description: ADA Restroom Upgrade.



Comstock Office Building - Building #1465
Description: Seismic Gas Valve Installation.



Comstock Office Building - Building #1465
Description: Exterior Train Door Repair/Rebuild.



Comstock Office Building - Building #1465
Description: HVAC Equipment (R-22) Replacement.



Comstock Office Building - Building #1465
Description: Storefront Glazing Replacement.



Comstock Office Building - Building #1465
Description: Interior Door Replacement.