STATE MOTOR POOL
Reno, NV

BUILDING NUMBER: 2483

FACILITY CONDITION ANALYSIS
State of Nevada
Administration Department
Reno Motor Pool
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Board 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 SPWB 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 Board 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 .60 or 60% 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>Site number:</th>
<th>9846</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Index #</strong></td>
<td><strong>Building Name</strong></td>
</tr>
<tr>
<td>9846</td>
<td>RENO MOTOR POOL SITE</td>
</tr>
<tr>
<td>2550 Terminal Way</td>
<td>Reno</td>
</tr>
<tr>
<td>2483</td>
<td>RENO MOTOR POOL</td>
</tr>
<tr>
<td>2550 Terminal Way</td>
<td>Reno</td>
</tr>
</tbody>
</table>

**Report Totals:****

<table>
<thead>
<tr>
<th></th>
<th>Sq. Feet</th>
<th>Year Built</th>
<th>Survey Date</th>
<th>P1</th>
<th>P2</th>
<th>P3</th>
<th>Total to Repair</th>
<th>Cost to Replace</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2,155</td>
<td></td>
<td></td>
<td>$16,000</td>
<td>$42,060</td>
<td>$4,075</td>
<td>$62,135</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Thursday, February 11, 2010
## Table of Contents

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>RENO MOTOR POOL SITE</td>
<td>9846</td>
<td>No Current Projects</td>
</tr>
<tr>
<td>RENO MOTOR POOL</td>
<td>2483</td>
<td></td>
</tr>
</tbody>
</table>
RENO MOTOR POOL

BUILDING REPORT

The facility is located just west of the Reno/Tahoe Airport and just south of the Plumb Lane airport entrance. The facility is a CMU building with two garage bays and a wash bay. The site offers gasoline, compressed natural gas, and ethanol fuels for vehicles. The building has an accessible unisex restroom used by the staff and the public. A locker/shower room for the staff is currently used for uniform storage only.

**PRIORITIZED PROJECTS**

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>INSTALL BACKFLOW PREVENTOR COVER</td>
<td>$16,000</td>
</tr>
<tr>
<td>INSTALL FIRE ALARM CONTROL</td>
<td></td>
</tr>
</tbody>
</table>

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>INSTALL ROOF ACCESS</td>
<td>$42,060</td>
</tr>
<tr>
<td>REPLACE ROOF</td>
<td></td>
</tr>
</tbody>
</table>

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Total Construction Cost for Priority 3 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>REPLACE VINYL FLOORING</td>
<td>$4,075</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PROJECT INDEX NUMBERS**

<table>
<thead>
<tr>
<th>Project Index</th>
<th>Description</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2483PLM1</td>
<td>INSTALL BACKFLOW PREVENTOR COVER</td>
<td>$7,500</td>
</tr>
<tr>
<td>2483SEC1</td>
<td>INSTALL FIRE ALARM CONTROL</td>
<td>$8,500</td>
</tr>
<tr>
<td>2483EXT2</td>
<td>INSTALL ROOF ACCESS</td>
<td>$4,500</td>
</tr>
<tr>
<td>2483EXT1</td>
<td>REPLACE ROOF</td>
<td>$28,810</td>
</tr>
<tr>
<td>2483EXT3</td>
<td>TREATMENT OF EXTERIOR FINISHES</td>
<td>$8,750</td>
</tr>
<tr>
<td>2483INT1</td>
<td>REPLACE VINYL FLOORING</td>
<td>$1,575</td>
</tr>
</tbody>
</table>

**SURVEY DATE:** 10/19/2004

**SITE NUMBER:** 9846

---

11-Feb-10
SYSTEM TUNE-UP

The HVAC system shows evidence of considerable dirt in the ductwork and it is reported that the thermostat is out of calibration. This project would generally clean-up the system, tighten the spaces around the furnace filters, and recalibrate or replace the thermostat.

BUILDING INFORMATION:

Gross Area (square feet): 2,155
Year Constructed: 1990
Exterior Finish 1: 85 # Masonry
Exterior Finish 2: 15 # Painted Stucco / EIF
Number of Levels (Floors): 1
Basement? No
IBC Occupancy Type 1: 0 #
IBC Occupancy Type 2: 0 #
Construction Type:
IBC Construction Type:
Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $16,000 Project Construction Cost per Square Foot: $28.83
Priority Class 2: $42,060 Total Facility Replacement Construction Cost: #Error
Priority Class 3: $4,075 Facility Replacement Cost per Square Foot: #Error
Grand Total: $62,135

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).

CIP 05-S05 will seal and repair the asphalt paving.

This report was created under the authority found in NRS 341.201 by the State Public Works Board and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Board 515 E. Musser Street, Suite 102 (775) 684-4141 voice
Facilities Condition Analysis Carson City, Nevada 89701-4263 (775) 684-4142 facsimile
Reno Motor Pool Index No. 2483
Description: Building and compressor station gas services require seismic gas shutoff valves.
Reno Motor Pool Index No. 2483
Description: Looking West.
Reno Motor Pool Index No. 2483
Description: Ethanol fueling station.
Reno Motor Pool Index No. 2483
Description: Remote compressed natural gas fueling station.
Reno Motor Pool Index No. 2483
Description: Landscape irrigation backflow preventer needs an insulated cover.
Reno Motor Pool Index No. 2483
Description: Compressor room, battery storage, and wash bay soap storage.
Reno Motor Pool Index No. 2483
Description: Service bay and tire storage.

Reno Motor Pool Index No. 2483
Description: Office and customer counter.
Reno Motor Pool Index No. 2483
Description: Fueling canopy roof drain.