State of Nevada Department of Agriculture

# **AGRICULTURE HEADQUARTERS OFFICE**

405 South 21<sup>st</sup> Street Sparks, Nevada 89431

# Site Number: 9868 STATE OF NEVADA PUBLIC WORKS DIVISION FACILITY CONDITION ANALYSIS



Report distributed in January 2022

# State of Nevada Department of Agriculture

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: 9868		<b>Facility Condition Nee</b>	lity Condition Needs Index Report		C	Cost to	Cost to	Cost to	Total Cost	Cost to	
Index #	<b>Building Name</b>		Sq. Feet	Yr. Built	Survey Date	Repair: P1	Repair: P2	Repair: P3	to Repair	Replace	FCNI
2990	CENTRAL PLANT		920	2009	6/24/2021	\$20,200	\$40,000	\$9,200	\$69,400	\$322,000	22%
	405 South 21st Street	Sparks									
0274	MEASUREMENT STAN	NDARDS	6622	1971	6/24/2021	\$20,000	\$180,000	\$66,220	\$266,220	\$2,317,700	11%
	2150 Frazer Ave	Sparks									
2996	PLANT PATHOLOGY/	ELECTRICAL	2175	2009	6/24/2021	\$20,200	\$0	\$21,750	\$41,950	\$870,000	5%
	405 South 21st Street	Sparks									
2991	STORAGE/CARPORT I	BUILDING	7151	2009	6/24/2021	\$0	\$12,000	\$49,405	\$61,405	\$1,430,200	4%
	405 South 21st Street	Sparks									
2989	HEADQUARTERS & L	AB	25913	2009	6/24/2021	\$70,200	\$198,200	\$259,130	\$527,530	\$16,525,000	3%
	405 South 21st Street	Sparks									
2992	GREEN HOUSE		1274	2009	6/24/2021	\$0	\$0	\$12,740	\$12,740	\$509,600	3%
	405 South 21st Street	Sparks									
9868	AGRICULTURE HEAD	QUARTERS OFFICE SITE			6/24/2021	\$3,000	\$114,000	\$0	\$117,000		0%
	405 South 21st Street	Sparks									
		Report Totals	44,055			\$133,600	\$544,200	\$418,445	\$1,096,245	\$21,974,500	5%

Acronym	Definition
Building Codes. Laws. Regulations and Guidelines	
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
State of Nevada	
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
Miscellaneous	
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
1	

# **Acronyms List**

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

### **Table of Contents**

Building Name	Index #
AGRICULTURE HEADQUARTERS OFFICE SITE	9868
PLANT PATHOLOGY/ELECTRICAL	2996
GREEN HOUSE	2992
STORAGE/CARPORT BUILDING	2991
CENTRAL PLANT	2990
HEADQUARTERS & LAB	2989
MEASUREMENT STANDARDS	0274

# AGRICULTURE HEADQUARTERS OFFICE SITE

BUILDING REPORT

The Agriculture Headquarters site is located east of the Northern Nevada Adult Mental Health Campus and consists of 7 structures with two structures located at the warehouse / equipment site on Galletti Way. The primary site has a paved parking area for employees as well as the public. The site and sidewalks connecting the buildings on site are ADA accessible as well as the parking area. It has natural gas, city water and sewer services. There is a paved storage area and access road that encompasses the site.

PRIORITY CLASS 1 PROJECTS	Total Construction Cost for Priority 1 Projects:	\$3,000
Currently Critical	Immediate to Two Years	

### **ADA SIGNAGE & STRIPING**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The accessible parking spaces and passenger loading areas in front of the Measurement Standards building are missing proper signage and striping to comply with ADA requirements. This project would provide for striping, signage and any other necessary upgrades to the parking space. 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. This project or a portion thereof was previously recommended in the FCA report dated 11/05/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

PRIORITY CLASS 2 PROJECTS	Total Construction Cost for Priority 2 Projects:	\$114,000
Necessary - Not Yet Critical	Two to Four Years	

### **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 paving site wide including access roads and parking 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. 34,000 square feet of asphalt area was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 11/05/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

### **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$3,000
Priority Class 2:	\$114,000
Priority Class 3:	\$0
Grand Total:	\$117,000

Project Index #: 9868ADA1 Construction Cost \$3,000

Project Index #:

Construction Cost \$114,000

9868SIT1

State of Nevada / Agriculture PLANT PATHOLOGY/ELECTRICAL SPWD Facility Condition Analysis - 2996 Survey Date: 6/24/2021

# PLANT PATHOLOGY/ELECTRICAL **BUILDING REPORT**

The Plant Pathology building is a concrete masonry unit and steel framed structure with a metal roofing system on a concrete foundation. It has a lab area and cold storage for plant pathology operations, a unisex ADA accessible restroom, lab, pesticide storage, bait room and the electrical service entrance room for the newer buildings on site. It has three roof mounted HVAC units, exhaust fans and has a fire protection and alarm system.

PRIORITY CLASS 1 PROJECTS	Total Construction Cost for Priority 1 Project	s: \$20,200
<b>Currently Critical</b>	Immediate to Two Years	

### ARC FLASH and ELECTRICAL COORDINATION STUDY

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

Project Index #:	2996SFT1
SEISMIC GAS SHUT-OFF VALVE INSTALLATION Construction Cos	t \$5,200

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 or a site gas services with a single site metering station, consider installation at the tank or main meter service if it 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 3 PROJECTS

Four to Ten Years

### EXTERIOR FINISHES

Long-Term Needs

The 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 are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 6 - 8 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

### **INTERIOR FINISHES**

The interior finishes are in good condition. It is recommended to repair and seal the interior concrete block walls at least once in the 6 - 8 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.

**Project Index #:** 

**Construction Cost** 

**Project Index #:** 2996EXT1 **Construction Cost** \$10.875

\$21,750

2996INT1

\$10,875

#### 2996ELE1 **Project Index #: Construction Cost** \$15.000

**Total Construction Cost for Priority 3 Projects:** 

### **BUILDING INFORMATION:**

Gross Area (square feet):	2,175	IBC Occupancy Type 1:	100 % B
Year Constructed:	2009	IBC Occupancy Type 2:	0 %
<b>Exterior Finish 1:</b>	100 % Concrete Masonry U	<b>Construction Type:</b>	Concrete Masonry Units & Steel
<b>Exterior Finish 2:</b>	0 %	<b>IBC Construction Type:</b>	II-B
Number of Levels (Floors):	1 Basement? No	Percent Fire Supressed:	100 %

### **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$20,200	<b>Project Construction Cost per Square Foot:</b>	\$19.29
Priority Class 2:	\$0	<b>Total Facility Replacement Construction Cost:</b>	\$870,000
Priority Class 3:	\$21,750	Facility Replacement Cost per Square Foot:	\$400
Grand Total:	\$41,950	FCNI:	5%

State of Nevada / Agriculture GREEN HOUSE SPWD Facility Condition Analysis - 2992 Survey Date: 6/24/2021

### **GREEN HOUSE**

### **BUILDING REPORT**

The Green House is a steel and concrete masonry unit (CMU) framed structure with translucent panel siding and roofing. It is attached to a CMU enclosed building called the Head House. It has separate heating units and evaporative cooling as well as exhaust fans and horizontal air fans for green house operations.

Four to Ten Years

### **PRIORITY CLASS 3 PROJECTS**

Long-Term Needs

### **EXTERIOR FINISHES**

The exterior finishes were in fair 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 masonry units and caulking of the translucent panels, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 - 6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

### **INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended to repair and seal the interior concrete block walls at least once in the 4 - 6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to sealing, all surfaces should be repaired and prepped.

### **BUILDING INFORMATION:**

Gross Area (square feet):	1,274		IBC Occupancy Type 1:	100 % U
Year Constructed:	2009		IBC Occupancy Type 2:	0 %
<b>Exterior Finish 1:</b>	80 %	<b>Translucent Panels</b>	<b>Construction Type:</b>	<b>Concrete Masonry Units</b>
<b>Exterior Finish 2:</b>	20 %	Concrete Masonry U	<b>IBC Construction Type:</b>	II-B
Number of Levels (Floors):	1	Basement? No	Percent Fire Supressed:	100 %

### **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	<b>Project Construction Cost per Square Foot:</b>	\$10.00
Priority Class 2:	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	\$510,000
Priority Class 3:	\$12,740	Facility Replacement Cost per Square Foot:	\$400
Grand Total:	\$12,740	FCNI:	2%

\$12,740

2992INT1

\$6,370

Project Index #: 2992EXT1 Construction Cost \$6.370

**Project Index #:** 

**Construction Cost** 

**Total Construction Cost for Priority 3 Projects:** 

State of Nevada / Agriculture **STORAGE/CARPORT BUILDING** SPWD Facility Condition Analysis - 2991 Survey Date: 6/24/2021

### STORAGE/CARPORT BUILDING

### **BUILDING REPORT**

The Storage / Carport building is a concrete masonry unit and steel framed structure with a metal roofing system on a concrete foundation. The majority of the structure is an open carport with the north end enclosed for storage. The facility has a fire suppression system.

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

### EXTERIOR WALL PACK LIGHTING REPLACEMENT

The building mounted wall pack lights appear to be original to the building. These fixtures have High Intensity Discharge (HID) 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.

PRIORITY CLASS 3 PROJECTS	<b>Total Construction Cost for Priority 3 Projects:</b>	\$49,405
Long-Term Needs	Four to Ten Years	

### EXTERIOR FINISHES

The 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 are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 6 - 8 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

### **INTERIOR FINISHES**

The interior finishes are 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 is 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): 7,151		IBC Occupancy Type 1:	100 % S-2
Year Constructed: 2009		IBC Occupancy Type 2:	0 %
Exterior Finish 1: 100 %	<b>Concrete Masonry U</b>	<b>Construction Type:</b>	Concrete Masonry units & Steel
Exterior Finish 2: 0 %		<b>IBC Construction Type:</b>	II-B
Number of Levels (Floors): 1	Basement? No	Percent Fire Supressed:	100 %

### **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	\$8.59
Priority Class 2:	\$12,000	<b>Total Facility Replacement Construction Cost:</b>	\$1,430,000
Priority Class 3:	\$49,405	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$61,405	FCNI:	4%

Site number: 9868

2991ELE1 \$12,000

2991EXT1

2991INT1

\$13,650

\$35.755

Project Index #: **Construction Cost** 

Project Index #:

**Construction Cost** 

**Project Index #:** 

**Construction Cost** 

State of Nevada / Agriculture CENTRAL PLANT SPWD Facility Condition Analysis - 2990 Survey Date: 6/24/2021

## **CENTRAL PLANT BUILDING REPORT**

The Central Plant is a concrete masonry unit and steel framed structure with a metal roofing system on a concrete slab on grade foundation. It is located just to the north of the main headquarters building and contains the HVAC equipment for the facility, It has Gas fired boilers, a chiller and all necessary piping and pumps, water treatment to provide heating and cooling. The cooling tower is located on the outside of the structure. The electrical switchgear is located adjacent to the HVAC equipment room. The facility has a fire suppression system and all required safety and shunt trips.

PRIORITY CLASS 1 PROJECTS	<b>Total Construction Cost for Priority 1 Projects:</b>	\$20,200
Currently Critical	Immediate to Two Years	

### ARC FLASH and ELECTRICAL COORDINATION STUDY

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

Project Index #:	2990SFT1
SEISMIC GAS SHUT-OFF VALVE INSTALLATION Construction Cost	\$5,200

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 or a site gas services with a single site metering station, consider installation at the tank or main meter service if it 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	<b>Total Construction Cost for Priority 2 Projects:</b>	\$40,000
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**Two to Four Years Necessary - Not Yet Critical** 

### **COOLING TOWER MAINTENANCE**

The cooling towers are in good condition, however the tower fill needs replacement and the sumps need to be re-sealed. This maintenance should be scheduled in the next two to three years. This project would provide for removal and disposal of the existing tower fill and general repairs to extend the life of the towers..

PRIORITY CLASS 3 PROJECTS	5 Total Construction Cost for Priority 3 Projects	: \$9,200
Long-Term Needs	Four to Ten Years	

## **EXTERIOR FINISHES**

The exterior finishes were in fair condition with the exterior door needing refinishing. 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 masonry units and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 -6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2990HVA1 **Construction Cost** \$40,000

Project Index #: 2990ELE1 **Construction Cost** \$15,000

#### Project Index #: 2990EXT1 **Construction Cost** \$4,600

### **INTERIOR FINISHES**

# Project Index #:2990INT1Construction Cost\$4,600

The interior finishes were in fair condition. The interior finishes are in fair condition. It is recommended to repair and seal the interior concrete block walls at least once in the 4 - 6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.

### **BUILDING INFORMATION:**

Gross Area (square feet): 920	IBC Occupancy Type 1:	100 % U
Year Constructed: 2009	IBC Occupancy Type 2:	0 %
Exterior Finish 1: 100 % Concrete Masonry U	<b>Construction Type:</b>	Concrete Masonry Units & Steel
Exterior Finish 2: 0 %	<b>IBC Construction Type:</b>	II-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed:	100 %

### **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$20,200	<b>Project Construction Cost per Square Foot:</b>	\$75.43
Priority Class 2:	\$40,000	<b>Total Facility Replacement Construction Cost:</b>	\$322,000
Priority Class 3:	\$9,200	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$69,400	FCNI:	22%

2989ELE3

\$20,000

State of Nevada / Agriculture HEADQUARTERS & LAB SPWD Facility Condition Analysis - 2989 Survey Date: 6/24/2021

# HEADQUARTERS & LAB BUILDING REPORT

The Agriculture Headquarters is a concrete masonry unit and steel structure with a single-ply and metal roofing system on a concrete foundation. The roofing was replaced in 2009 and included a 15 year warranty. It contains administrative offices, conference rooms, laboratory and testing areas, an employee break room, work rooms and areas and ADA accessible restrooms for Men and Women. There are large roof mounted air handlers that are fed from the central plant building which provide heating and cooling for the building. The facility also has a fire alarm and sprinkler system.

PRIORITY CLASS 1 PROJECTS	<b>Total Construction Cost for Priority 1 Projects:</b>	\$70,200
Currently Critical	Immediate to Two Years	

### ARC FLASH and ELECTRICAL COORDINATION STUDY

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

### **CEILING TILE REPLACEMENT**

The ceiling tiles in Room 174 assist in the effectiveness of the fire suppression system. The missing ceiling tiles need to be replaced. This project will fund the purchase and installation of replacement tiles.

### **EMERGENCY LIGHTING REPAIRS**

The integral battery backup emergency light fixtures do not perform as required and appear to consume battery power to remain on when the general lighting is turned off each night. This is causing early battery failure and frequent replacement. This project would perform a comprehensive inspection on the entire emergency lighting circuitry and perform the required repairs. Any additional required wiring is not included in this estimate.

**PRIORITY CLASS 2 PROJECTS** 

Necessary - Not Yet Critical Two to Four Years

### **CLERESTORY GLAZING REPAIRS**

The existing clerestory glazing and flashing have numerous leaks as indicated by the stained ceiling tiles underneath. These leaks will cause premature deterioration to the building interior finishes. The entire clerestory glazing and flashing needs a comprehensive inspection and repairs to eliminate these leaks.

### CRITICAL SYSTEMS POWER TRANSFER TO EMERGENCY GENER

There are critical systems in the building such as low temperature refrigeration that have procedures in place to mitigate problems when power is lost. This project would transfer these critical power circuits from standard power to the emergency power circuits to further reduce hazard risks. This project will fund the design and installation of replacement circuits to transfer the critical electrical loads to emergency power.

Project Index #: 2989SFT2 Construction Cost \$200

**Project Index #:** 

**Construction Cost** 

Project Index #: 2989SFT1 Construction Cost \$50,000

Total Construction Cost for Priority 2 Projects: \$198,200

Project Index #: 2989EXT3 Construction Cost \$15,000

# Project Index #:2989ELE1Construction Cost\$40,000

### Construction Cost \$50,000 appear to consume battery power to

### EXTERIOR WALL PACK LIGHTING REPLACEMENT

The building mounted wall pack lights appear to be original to the building. These fixtures have High Intensity Discharge (HID) 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.

### 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. 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.

### **RAIN GUTTER REPAIRS**

The existing rain gutter systems on the building eves have numerous joints that leak. The leaking gutters will cause premature deterioration to the building finishes and the site hardscape. This project would disassemble the gutters and reseal the joints.

PRIORITY CLASS 3 PROJECTS	5 Total Construction Cost for Priority 3 Project	s: \$259,130
Long-Term Needs	Four to Ten Years	

### **EXTERIOR FINISHES**

The 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 are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 6 - 8 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

### **INTERIOR FINISHES**

The interior finishes are 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 is 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):	25,9	13		<b>IBC Occupancy Type 1:</b>	75 %	6 B
Year Constructed:	2009	)		IBC Occupancy Type 2:	25 %	% A-3
<b>Exterior Finish 1:</b>	95	%	Masonry	<b>Construction Type:</b>	Concr	ete Masonry Units & Steel
Exterior Finish 2:	5	%	Painted Stucco / EIFS	<b>IBC Construction Type:</b>	II-B	
Number of Levels (Floors):	1	]	Basement? No	Percent Fire Supressed:	100 %	6

### **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$70,200	<b>Project Construction Cost per Square Foot:</b>	\$20.36
Priority Class 2:	\$198,200	<b>Total Facility Replacement Construction Cost:</b>	\$16,525,000
Priority Class 3:	\$259,130	Facility Replacement Cost per Square Foot:	\$638
Grand Total:	\$527,530	FCNI:	3%

**Project Index #:** 2989ENR2 **Construction Cost** \$37,500

**Project Index #: Construction Cost** 

2989ENR1

\$90,700

#### **Project Index #:** 2989EXT2 **Construction Cost** \$15,000

2989EXT1 **Project Index #:** Construction Cost \$129,565

**Project Index #:** 2989INT1 Construction Cost \$129,565

# MEASUREMENT STANDARDS BUILDING REPORT

The building is a concrete masonry unit and steel framed structure with a single ply roofing system on a concrete foundation. The roofing was replaced in 2018 and included a 20 year warranty. It has a split HVAC system with gas fired furnaces and exterior mounted condensing units. It has a Men's and Women's ADA accessible restroom as well as a fire alarm and sprinkler system.

The Bureau of Weights and Measures is charged with the responsibility to inspect and test all commercially used weighing and measuring devices. These devices include the fuel dispensers used at service stations and truck stops, scales used in supermarkets and specialty stores, refueling meters at airports and liquefied petroleum gas dispensers.

PRIORITY CLASS 1 PROJECTS	<b>Total Construction Cost for Priority 1 Projects:</b>	\$20,000
Currently Critical	Immediate to Two Years	

### ARC FLASH and ELECTRICAL COORDINATION STUDY

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

Project Index #:	0274ADA1
<b>Construction Cost</b>	\$5.000

**0274ELE2** 

\$15,000

**Project Index #:** 

**Construction Cost** 

### DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

This building contains a water fountain that is not ADA compliant and is not working. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

This project or a portion thereof was previously recommended in the FCA report dated 11/05/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical Two to Four Years

### EMPLOYEE LOUNGE INSTALLATION

The building was not originally equipped with an Employee Lounge for the employees. This project recommends installing cabinets, a sink, GFCI outlets for small appliances and tables and chairs. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure.

This project or a portion thereof was previously recommended in the FCA report dated 11/05/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

Project Index #: 0274INT3 Construction Cost \$25,000

Total Construction Cost for Priority 2 Projects: \$180,000

### EXTERIOR DOOR REPLACEMENT

The exterior man doors on the original structure are damaged from age and general wear and tear. This includes the front entrance door and three metal man doors on the east elevation. This project would provide for the replacement of four exterior doors with new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 11/05/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

### HVAC EQUIPMENT REPLACEMENT

The majority of HVAC units are more than 20 years old. They have been problematic and have outdated R-22, which will be obsolete by January 1, 2020. The HVAC equipment should be scheduled for replacement within 2 - 4 years. This project would provide for the replacement of the equipment and cleaning of the existing duct work and grills. This project includes the removal and disposal of the existing equipment and all required connections to utilities.

### WATER HEATER REPLACEMENT

There is a 30 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 5-6 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 11/05/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

I KIOKII I CLASS 5 I KOJEC I S I Otal Constituction Cost for I flority 5 I fojects. 900,22	PRIORITY CLASS 3 PROJECTS	Total Construction Cost for Priority 3 Projects:	\$66,220
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Four to Ten Years

### Long-Term Needs

**EXTERIOR FINISHES** 

The exterior finishes were in fair 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 painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 4 - 6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

### **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 - 6 years and that this project is 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):	6,622		IBC Occupancy Type 1:	100 % B
Year Constructed:	1971		IBC Occupancy Type 2:	%
<b>Exterior Finish 1:</b>	80 %	Painted CMU	<b>Construction Type:</b>	Concrete Masonry Units & Steel
Exterior Finish 2:	20 %	<b>Painted Stucco / EIFS</b>	<b>IBC Construction Type:</b>	V-B
Number of Levels (Floors):	1	Basement? No	Percent Fire Supressed:	100 %

### **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$20,000	<b>Project Construction Cost per Square Foot:</b>	\$40.20
Priority Class 2:	\$180,000	<b>Total Facility Replacement Construction Cost:</b>	\$2,318,000
Priority Class 3:	\$66,220	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$266,220	FCNI:	11%

# nnections to utilities. Project Index #: 0274PLM2

Construction Cost \$131,000

**Project Index #:** 

**Project Index #:** 

**Project Index #:** 

**Construction Cost** 

**Construction Cost** 

0274EXT3

0274HVA2

**0274EXT2** 

\$33.110

\$20,000

Construction Cost \$4,000

# Project Index #: 0274INT2

# Construction Cost \$33,110

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### **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

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



Agriculture Headquarters Office Site – FCA Building #9868 Description: Front Parking Area and ADA Building Access.



Agriculture Headquarters Office Site – FCA Building #9868 Description: East Side Parking Area.



Plant Pathology / Electrical – FCA Building #2996 Description: Exterior of the Building.



Plant Pathology / Electrical – FCA Building #2996 Description: Main Electrical Distribution Room.



Green House – FCA Building #2992 Description: Exterior of the Building.



Storage / Carport Building – FCA Building #2991 Description: Exterior of the Building.



Central Plant – FCA Building #2990 Description: Exterior of the Building.



Headquarters & Lab – FCA Building #2989 Description: Exterior of the Building / Front Accessible Entrance.



Headquarters & Lab – FCA Building #2989 Description: View of the Main Lobby.



Headquarters & Lab – FCA Building #2989 Description: Ceiling Tile Staining from Clerestory / Roof Flashing Leaks.



Headquarters & Lab – FCA Building #2989 Description: Exterior Wall Pack Lighting Replacement.



Measurement Standards – FCA Building #0274 Description: Exterior of the Building, ADA Signage Update & Striping Needed.



Measurement Standards – FCA Building #0274 Description: View of Lab Space in the Building.



Measurement Standards – FCA Building #0274 Description: HVAC Equipment Replacement Needed.