

State of Nevada
Department of Wildlife
Facility Condition Analysis

EASTERN REGION WILDLIFE OFFICE

60 Youth Center Road
Elko, Nevada 89801

Site Number: 9880
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in January, 2018

State of Nevada
Department of Wildlife
Facility Condition Analysis

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 the 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: 9880

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2297	EASTERN REGION NDOW OFFICE BUILDING 60 Youth Center Road Elko	9000	2002	7/5/2016	\$163,250	\$286,000	\$280,000	\$729,250	\$3,600,000	20%
2298	EASTERN REGION NDOW GARAGE 60 Youth Center Road Elko	5200	2002	7/5/2016	\$90,750	\$129,600	\$0	\$220,350	\$1,560,000	14%
9880	EASTERN REGION WILDLIFE OFFICE SITE 60 Youth Center Road Elko		2002	7/5/2016	\$24,500	\$24,000	\$0	\$48,500		0%
Report Totals.....:		14,200			\$278,500	\$439,600	\$280,000	\$998,100	\$5,160,000	19%

Acronyms List

Acronym	Definition
<i>Building Codes, Laws, Regulations and Guidelines</i>	
AWWA	American Water Works Association
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 in the construction industry. Some or all of these acronyms are used throughout the report.

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EASTERN REGION WILDLIFE OFFICE SITE

SPWD Facility Condition Analysis - 9880

Survey Date: 7/5/2016

EASTERN REGION WILDLIFE OFFICE SITE**BUILDING REPORT**

The Nevada Department of Wildlife's Eastern Region Office Site is located approximately 5 miles east of downtown Elko. There are a total of two buildings on the site. There is the main office building and a large storage garage and repair shop. The mostly landscaped site contains ample public parking including a boat parking area and accessible parking spaces. The main entrance to the office is a concrete walkway surrounded by mostly xeriscaping. The remainder of the site is fenced to prohibit public access to the storage and garage structures.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$24,500****Currently Critical****Immediate to Two Years****ADA SIDEWALK REPLACEMENT****Project Index #: 9880ADA1****Construction Cost \$22,500**

The concrete sidewalks around the building are in need of replacement. They have cracks and are spalling. This project would provide for the removal and replacement of the concrete sidewalks. 1,500 SF of 4" thick concrete was used for this estimate. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

Project Index #: 9880SFT1**Construction Cost \$2,000****HAZARDOUS COMMUNICATION PROGRAM**

Due to the storage of hazardous materials, this site shall comply with IFC 2012 Chapter 4 Emergency Planning and Preparedness and have a written Hazardous Materials Management Plan, including but not limited to, Section 5003 Safety Data Sheets, Section 406 Employee Training and Response Procedures and Section 407 Hazard Communication. Chapter 50 Section 5001 will provide additional assistance in devising and implementing a hazardous communication program.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$24,000****Necessary - Not Yet Critical****Two to Four Years****PARKING LOT STRIPING****Project Index #: 9880SIT5****Construction Cost \$2,000**

It is important to maintain the striping on the pavement at the site. This project would provide for the necessary striping and painting of the curbs and parking spaces. An ADA parking and loading space emblem will be painted on the concrete that is designated for ADA parking. This project should be scheduled on a 2 year cyclical basis to maintain the integrity of the striping, painting and ADA designation. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

Project Index #: 9880SIT1**Construction Cost \$18,000****SITE BOLLARDS**

The site has parking in the rear of the Office building near the AC units. The garage building has five sectional overhead doors. These areas are in need of bollards to protect the AC units and the garage building. This project would provide funding for 18 eight inch diameter bollards to be located on each side of the garage sectional overhead doors and in front of the AC units.

This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/05/2016.

Project Index #: 9880SIT4**Construction Cost \$4,000****VALLEY GUTTER REPAIRS**

The concrete valley gutter running through the parking lot is deteriorated and failing. There is significant spalling in many areas that will require complete replacement. The rest of the gutter requires patching and sealing. This project addresses removal and replacement of damaged areas and repairs as needed. 350 SF of 4" thick concrete gutter was used for this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/05/2016.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$24,500
Priority Class 2:	\$24,000
Priority Class 3:	\$0
Grand Total:	\$48,500

EASTERN REGION NDOW GARAGE

SPWD Facility Condition Analysis - 2298

Survey Date: 7/5/2016

**EASTERN REGION NDOW GARAGE
BUILDING REPORT**

The NDOW Garage is a structural steel framed building on a concrete slab-on-grade foundation with insulated metal siding and roof. The facility is used for storage of tools and other items and for the repair of motorized equipment used by NDOW. The building does not contain restrooms, HVAC or fire protection systems.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$90,750****Currently Critical****Immediate to Two Years****ANCHOR SHELVES****Project Index #: 2298SFT8****Construction Cost \$10,000**

OSHA recommends that the bottom of all columns be furnished with column base plates, and be anchored to the floor with anchor bolts capable of resisting the forces caused by the loads on the shelving unit. Per OSHA standard 1926.250(a)(1), All materials stored in tiers shall be stacked, racked, blocked, interlocked, or otherwise secured to prevent sliding, falling or collapse. This project would provide for a licensed contractor to install anchor bolts and properly secure the shelving units to the floor and to the other shelves. This project should be overseen by a licensed engineer or architect.

BATTERY STORAGE**Project Index #: 2298SFT4****Construction Cost \$25,000**

Section 608 of the 2012 IFC explains the requirements for stationary storage of battery systems. Batteries shall have safety caps, spill control and neutralization, mechanical ventilation and/or cabinet ventilation, supervision over the mechanical ventilation, building or cabinet signage, seismically braced and a smoke alarm. This project will provide funding for the requirements of Section 608 of the 2012 IFC proper way to store, charge and/or use batteries indoors. This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/05/2016.

EXIT SIGN & EGRESS LIGHTING UPGRADE**Project Index #: 2298SFT1****Construction Cost \$5,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/05/2016.

HAZARDOUS MATERIALS STORAGE**Project Index #: 2298SFT7****Construction Cost \$30,000**

The Garage contains hazardous materials (i.e. gasoline, herbicides and pesticides). Per IFC 2012 Hazardous Materials, and in accordance with NFPA; where hazardous materials are stored, dispensed or used, Section 5003 states the proper use and application is to have mechanical exhaust and ventilation, and hazard identification signs shall be installed. Refer to Section 5004 and 5005 for the proper use and setup. It is important to comply with all applicable codes. This project would provide for all requirements in IFC 2012, to include Section 105 permits and inspections through the SFMO and the SPWD.

HOUSEKEEPING STORAGE

Project Index #: 2298SFT6
Construction Cost \$4,000

The Garage has miscellaneous items stacked in aisles, passageways and blocking egress. Items currently on shelving units are unsafely stacked. OSHA 1926.250(a)(3) states Aisles and passageways shall be kept clear to provide for the free and safe movement of material handling equipment or employees. Such areas shall be kept in good repair 1926.250(c) Housekeeping Storage areas shall be kept free from accumulation of materials that constitute hazards from tripping, fire, explosion, or pest harborage. This project would provide funding to comply with OSHA standards. It is recommended that the employer develop a maintenance and inspection program for storage, which include keeping aisles clear and providing sufficient clearance for material handling equipment, ensuring storage shelves are properly aligned, plum, and level, per manufacturer's instructions, as well as encouraging employees to promptly report any damage to storage shelves.

PROVIDE CLEARANCE AT ELECTRICAL PANELS

Project Index #: 2298SFT5
Construction Cost \$250

There are electrical panels in the building which do not have proper clear floor space around them. The 2012 IFC Section 605.3 states A working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space. This project would provide funds to relocate the tables, microwaves and other items currently blocking the working space.

SAFETY CABINETS

Project Index #: 2298SFT2
Construction Cost \$10,000

Flammable or combustible liquids in drums or other containers (including flammable aerosols) not exceeding 60 gallons individual capacity and those portable tanks not exceeding 660 gallons individual capacity, shall have a proper storage container, OSHA 1910.106 (7) (d). This project will provide two OSHA approved storage cabinets for gasoline, aerosol cans and other flammable items.

This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/05/2016.

SPILL CONTAINMENT

Project Index #: 2298ENV2
Construction Cost \$6,500

The Garage does not have a method for containing spills or leakage from drums. This project would add secondary containment pallets for all containers in the building and install placards on the building's exterior.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$129,600

Necessary - Not Yet Critical Two to Four Years

EVAPORATIVE COOLER INSTALLATION

Project Index #: 2298HVA2
Construction Cost \$12,000

The Garage has no central cooling system and is uncomfortably warm in the summer. It is recommended to install four evaporative coolers in the building to ensure a comfortable work environment. This project would provide for the purchase and installation of four evaporative coolers including all required connections to existing utilities.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/05/2016.

EXTERIOR FINISHES

Project Index #: 2298EXT1
Construction Cost \$52,000

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. Included in the cost is caulking and sealing the flashing, fixtures and all other penetrations and painting of the rollup doors. It is recommended that the building be caulked and sealed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/05/2016.

Project Index #: 2298HVA1

Construction Cost \$24,000

HEATER INSTALLATION

The Garage is currently unheated, making for unpleasant working conditions in colder weather. Natural gas is stubbed up outside of the building. This project would provide for the installation of two 25 KBTU suspended heaters in the shop area. The estimate includes installing a gas meter, seismic gas shut off valve, gas piping and seismic supports, and electrical connections.

This project or a portion thereof was previously recommended in the FCA report dated 09/28/2005 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/05/2016.

Project Index #: 2298ENV1

Construction Cost \$41,600

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. Any electrical wiring upgrades are not included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 5,200
Year Constructed: 2002
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-1
IBC Occupancy Type 2: 0 %
Construction Type: Engineered Steel Building
IBC Construction Type: III-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$90,750	Project Construction Cost per Square Foot:	\$42.38
Priority Class 2:	\$129,600	Total Facility Replacement Construction Cost:	\$1,560,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$220,350	FCNI:	14%

EASTERN REGION NDOW OFFICE BUILDING

SPWD Facility Condition Analysis - 2297

Survey Date: 7/5/2016

**EASTERN REGION NDOW OFFICE BUILDING
BUILDING REPORT**

The Eastern Region NDOW Office building is a concrete masonry unit with a slab-on-grade foundation with stone, stucco and EIFS accents and a mix of sloped standing seam metal and single-ply roofing systems. It contains administrative offices, a conference room, public displays, ADA compliant restrooms and serves the eastern region providing boat registration and sales of licenses to the public. The facility has a fire protection system.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$163,250****Currently Critical****Immediate to Two Years****ADA SHOWER UPGRADE****Project Index #: 2297ADA2****Construction Cost \$25,000**

The current shower pan and surround are cracked and in poor condition at the time of the survey. This project would provide for one ADA compliant stainless steel shower cabinet to be installed to provide shower facilities for the disabled. Included in this estimate is the installation of one stainless steel ADA compliant shower cabinet unit complete with accessible plumbing fixtures, seat, etc. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

ADA SIGNAGE**Project Index #: 2297ADA1****Construction Cost \$2,500**

ADA regulations pertaining to building access, route of travel and restrooms has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/ pictograms; and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances, route of travel inside the building and restrooms. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/05/2016.

BREAK ROOM REMODEL ADA**Project Index #: 2297ADA3****Construction Cost \$15,000**

The kitchenette and associated cabinets in the employee break room are original to the building. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. An ADA accessible sink should be provided. 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. ADA compliance according to NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards for Accessible Design should be incorporated into the design. This estimate includes removal and disposal of the existing materials.

ENERGY MANAGEMENT SYSTEM INSTALLATION**Project Index #: 2297ENR2****Construction Cost \$30,000**

The YAMAS energy management system is original to the building and should be scheduled for replacement. Replacement parts for performing routine and emergency maintenance are not made any more, the system has recently had numerous failures and the system is too old to perform software updates. This project would provide for the removal and disposal of the existing YAMAS energy management system and replacement with new equipment including all required connections to utilities and equipment.

FIRE & SECURITY ALARM SYSTEM REPLACEMENT

**Project Index #: 2297SFT4
Construction Cost \$72,000**

This building is equipped with an outdated automatic fire detection and alarm system. Due to the age of the systems, parts cannot be obtained and do not comply with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. 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 comply with the 2012 IBC Chapter 9, Section 907 and the SFMO requirements.

FIRE SUPPRESSION OBSTRUCTION INVESTIGATION

**Project Index #: 2297SFT3
Construction Cost \$5,000**

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

GUTTER DOWNSPOUT REPLACEMENT

**Project Index #: 2297ENV3
Construction Cost \$12,000**

The existing cast iron with no-hub downspouts on the North side of the building are located between the CMU exterior wall and an interior gypsum wallboard. At the time of the survey there was evidence of water leaking from the downspouts. This is due to cracks created when water freezes inside the downspouts. This project would remove the damaged downspouts and no-hubs and reinstall and relocate the downspouts to the outside of the building with a thermostatic controlled heat tape.

WATER HEATER REPLACEMENT

**Project Index #: 2297ENR1
Construction Cost \$1,750**

There is a 50 gallon gas-fired water heater in the building. The average life span of a water heater is 8-10 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 year. It is recommended that a new energy efficient gas-fired water heater be installed. This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/05/2016.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$286,000

Necessary - Not Yet Critical Two to Four Years

CEILING TILE REPLACEMENT

**Project Index #: 2297INT4
Construction Cost \$9,000**

The building has a suspended acoustical tile ceiling system. A number of the ceiling tiles are damaged and stained from leaks in the boiler and roofing systems. This project would provide for the replacement of the suspended acoustical ceiling tiles that are damaged or stained. Removal and disposal of the existing ceiling system is included in this estimate.

EXTERIOR FINISHES

**Project Index #: 2297EXT1
Construction Cost \$90,000**

It is important to maintain the finish, weather resistance, energy efficiency and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost are cleaning and sealing the masonry and stone, painting the EIFS and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/05/2016.

FLOORING REPLACEMENT

**Project Index #: 2297INT3
Construction Cost \$72,000**

The VCT and carpet in the building are damaged and reaching the end of their 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 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 2-3 years.

INTERIOR FINISHES

Project Index #: 2297INT1
Construction Cost \$90,000

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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 adequately prepared to receive the coating. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/05/2016.

WATER TREATMENT SYSTEM INSTALLATION

Project Index #: 2297PLM1
Construction Cost \$25,000

The existing plumbing and HVAC systems are not equipped with a water treatment system. Failure to treat the water causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the purchase and installation of water softeners/ treatment systems to serve all of the mechanical and plumbing equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost. For budgeting purposes, a \$12,000 annual maintenance fee is suggested.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$280,000

Long-Term Needs

Four to Ten Years

BOILER REPLACEMENT

Project Index #: 2297HVA3
Construction Cost \$100,000

There are two hot water boilers servicing the building. They are original to the building dating back to 2002. The life expectancy of these units is 20 to 25 years with proper maintenance and water treatment programs. Replacement parts for performing routine and emergency maintenance are hard to find for this old equipment. The controls and mixing valves should be replaced for the same reasons. This project would provide for the removal and disposal of the existing boilers, controls and mixing valves and replacement with new equipment including all required connections to utilities and equipment. The estimate is based on a 300 MBH output hot water boiler.

LIGHTING UPGRADE

Project Index #: 2297ENR3
Construction Cost \$72,000

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. Any electrical wiring upgrades are not included in this estimate.

ROOF REPLACEMENT

Project Index #: 2297EXT2
Construction Cost \$108,000

The single-ply and standing seam metal roof on this building was in fair condition at the time of the survey. It is recommended that this building be re-roofed in the next 4-5 years with a new single-ply roofing system including installing single-ply roofing directly over the existing metal roof. This will allow the roof to qualify for the statewide roofing program warranty and preventative maintenance agreement.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/05/2016.

BUILDING INFORMATION:

Gross Area (square feet): 9,000
Year Constructed: 2002
Exterior Finish 1: 70 % Masonry
Exterior Finish 2: 30 % Stone/EIFS
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Units & Steel
IBC Construction Type: V-A
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$163,250	Project Construction Cost per Square Foot:	\$81.03
Priority Class 2:	\$286,000	Total Facility Replacement Construction Cost:	\$3,600,000
Priority Class 3:	\$280,000	Facility Replacement Cost per Square Foot:	\$400
Grand Total:	\$729,250	FCNI:	20%

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



Elko Eastern Region Office - Building #2297
Description: ADA shower upgrade needed.



Elko Eastern Region Office - Building #2297
Description: Boiler replacement needed.



Elko Eastern Region Office - Building #2297
Description: Water heater replacement needed.



Elko Eastern Region Office - Building #2297
Description: Ceiling tile replacements needed.



Elko Eastern Region Garage - Building #2298
Description: Housekeeping storage needed.



Elko Eastern Region Garage - Building #2298
Description: Spill containment needed.



Elko Eastern Region Garage - Building #2298
Description: Clearance at electrical panel needed.



Elko Eastern Region Garage - Building #2298
Description: Exterior finishes needed.