State of Nevada  
Department of Military  
Nevada National Guard  
Facility Condition Analysis

NEVADA NATIONAL GUARD  
ARMORY  
WINNEMUCCA  
735 West 4th Street  
Winnemucca, Nevada

Site Number: 9884  
FACILITY CONDITION ANALYSIS

Report Printed in October 2005
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. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable project costs completed by SPWB project managers.

This report does not address routine maintenance needs. If there are buildings without projects listed, this indicates that only routine maintenance needs were found.

This report is not a guarantee of funding. This report is meant to be a planning level document for the agency and State Public Works Board to assess the needs of the building and to help support future requests for capital improvement projects and maintenance.

**Class Definitions**

PRIORIT Y 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.

PRIORIT Y 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.

PRIORIT Y 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.
<table>
<thead>
<tr>
<th>Index #</th>
<th>Building Name</th>
<th>Sq. Feet</th>
<th>Yr. Built</th>
<th>Survey Date</th>
<th>Cost to Repair: P1</th>
<th>Cost to Repair: P2</th>
<th>Cost to Repair: P3</th>
<th>Total Cost to Repair</th>
<th>Cost to Replace</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>0690</td>
<td>ORGANIZATIONAL MAINTENANCE SHOP</td>
<td>960</td>
<td>1959</td>
<td>7/28/2005</td>
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<tr>
<td>0688</td>
<td>ARMORY</td>
<td>9877</td>
<td>1959</td>
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<td>$150,000</td>
<td>$164,500</td>
<td>$2,716,175</td>
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<td>9884</td>
<td>WINNEMUCCA ARMORY SITE</td>
<td>0</td>
<td>0</td>
<td>7/28/2005</td>
<td>$25,000</td>
<td>$14,410</td>
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<td>$179,410</td>
<td>$0</td>
<td>0%</td>
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<td></td>
<td><strong>Report Totals...................:</strong></td>
<td><strong>10,903</strong></td>
<td></td>
<td></td>
<td><strong>$51,000</strong></td>
<td><strong>$23,910</strong></td>
<td><strong>$306,900</strong></td>
<td><strong>$381,810</strong></td>
<td><strong>$2,924,675</strong></td>
<td><strong>13%</strong></td>
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</tbody>
</table>
## Table of Contents

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
</tr>
</thead>
<tbody>
<tr>
<td>WINNEMUCCA ARMORY SITE</td>
<td>9884</td>
</tr>
<tr>
<td>HAZARDOUS MATERIALS BUILDING</td>
<td>2530</td>
</tr>
<tr>
<td>ORGANIZATIONAL MAINTENANCE SHOP</td>
<td>0690</td>
</tr>
<tr>
<td>ARMORY</td>
<td>0688</td>
</tr>
</tbody>
</table>
WINNEMUCCA ARMORY SITE
BUILDING REPORT

The Nevada National Guard - Winnemucca Site consists of 4 buildings, public and staff parking areas, and a large unpaved storage yard for equipment. The majority of this area is gravel with areas of weeds and some small shrubs. The parking area has security barricades blocking the parking area entrance including the accessible parking areas. This is a result of the requirements of the Homeland Security Department.

At the time of the survey, the National Guard Unit that occupies this Armory was deployed abroad.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: $25,000

Currently Critical
Immediate to Two Years

SITE ACCESSIBILITY

The accessible parking, travel route, and public entrance are not clearly defined. Currently, the public parks in the rear of the building and must utilize the side entrance for the accessible route of travel from the parking area to the building. The travel route from the parking area to the accessible door is a concrete walk that is in need of replacement. This project would provide for accessible parking, striping, signage and removal and replacement of about 50 lineal feet of a three foot wide concrete accessible route of travel to the building.

Project Index #: 9884SIT4
Construction Cost $25,000

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $14,410

Necessary - Not Yet Critical
Two to Four Years

FENCING

The Nevada National Guard - Winnemucca Site is currently fenced off to the general public for security and safety reasons. There is a chain link fence dividing the upper level from the lower level located adjacent to the retaining wall. There are some areas of the fence that are damaged and should be replaced. This project would provide for replacement of the 6 foot tall industrial chain link fence.

Project Index #: 9884SIT2
Construction Cost $4,910

REPAIR RETAINING WALL

The site has a retaining wall that runs along the rear of the Armory building parking area that separates the lower and upper part of the facility. The wall is constructed of CMU and precast concrete and has numerous cracks due to water infiltration and age. This may be compromising the structural integrity of the wall. This project would provide for repairs to the wall and the application of a sealer to prevent further damage.

Project Index #: 9884SIT3
Construction Cost $7,500

WEED ABATEMENT

The Nevada National Guard - Winnemucca Site is overgrown with weeds. This project would provide for the removal and disposal of the weeds on the site and treatment of the area with an herbicide to prevent future weed growth.

Project Index #: 9884SIT1
Construction Cost $2,000

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $140,000

Long-Term Needs
Four to Ten Years

REPLACE CONCRETE SIDEWALKS AND PARKING AREA

The concrete sidewalks and parking appear to be part of the original construction. Deterioration, spalling, and cracking has occurred mainly from exposure to the weather and possible water accumulation. This project would provide for the removal and replacement of the concrete sidewalks in front of the Armory and the concrete parking area in the rear of the Armory. Disposal of the old concrete is included in this estimate.

Project Index #: 9884SIT5
Construction Cost $140,000
PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $25,000
Priority Class 2: $14,410
Priority Class 3: $140,000
Grand Total: $179,410
HAZARDOUS MATERIALS BUILDING
BUILDING REPORT

The Hazardous Material Storage Building is a metal structure building designed for hazardous waste storage and containment. This building has electrical service and is ventilated and grounded.

PRIORITY CLASS 3 PROJECTS
Total Construction Cost for Priority 3 Projects: $2,500
Long-Term Needs Four to Ten Years

LONG-TERM NEEDS
Project Index #: 2530LGT1
Construction Cost $2,500

Projects in this category address possible long term needs of the facility. This does not represent a cost for all maintenance but is a budgetary estimate for future maintenance.

The cyclical treatment of the building exterior is important to help maintain the finish, weather proofing, integrity, and appearance of the building.

This project does not include the roofing system, but includes items related to water proofing the building envelope, including painting, sealing, repairing, and caulking where applicable.

BUILDING INFORMATION:

Gross Area (square feet): 66
Year Constructed: 0
Exterior Finish 1: 100 % Painted Steel
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % H-3
IBC Occupancy Type 2: 0 %
Construction Type: I-FR
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $0 | Project Construction Cost per Square Foot: | $37.88 |
| Priority Class 2: | $0 | Total Facility Replacement Construction Cost: | $16,000 |
| Priority Class 3: | $2,500 | Facility Replacement Cost per Square Foot: | $250 |
| Grand Total: | $2,500 | FCNI: | 16% |
The Storage Building is a pre-engineered steel building that is currently used for storage. The uninsulated building has unfinished gypsum board walls and ceiling with a concrete slab-on-grade floor. There is a pair of doors that provide access to the structure. The building does not have any mechanical system for heating, cooling, or ventilation. Based on the current usage, heating and cooling is not required by code.

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Project</th>
<th>Description</th>
<th>Total Construction Cost</th>
<th>Priority Class</th>
</tr>
</thead>
<tbody>
<tr>
<td>2056LGT1</td>
<td>Replace Gypsum Board</td>
<td>$2,500</td>
<td>3</td>
</tr>
<tr>
<td>2056INT1</td>
<td>Long-Term Needs</td>
<td>$14,400</td>
<td>3</td>
</tr>
</tbody>
</table>

**LONG TERM NEEDS**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

**BUILDING INFORMATION:**

- Gross Area (square feet): 1,440
- Year Constructed: 1992
- Exterior Finish 1: 100 % Metal Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement? No
- IBC Occupancy Type 1: 100 % S-2
- IBC Occupancy Type 2: %
- Construction Type: II-1 HOUR
- Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $0
- Priority Class 3: $16,900
- Grand Total: $16,900

Project Construction Cost per Square Foot: $11.74
Total Facility Replacement Construction Cost: $130,000
Facility Replacement Cost per Square Foot: $90
FCNI: 13%

07-Oct-10
The OMS Storage Building is constructed of concrete masonry units, concrete foundation and structural steel roof framing covered by a built-up roofing system. This facility is primarily used for servicing and repairing military vehicles and weapons systems calibration. Support offices are contained within the building in a Mezzanine. The building is reaching the end of its expected life and is in poor condition.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Total Construction Cost for Priority 1 Projects: $14,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>INSTALL SEISMIC GAS SHUTOFF VALVE</td>
<td></td>
<td>Project Index #: 0690SFT3 Construction Cost $3,000</td>
</tr>
<tr>
<td>The State's Underwriter recommends installing a Seismic Gas Shutoff Valve on each gas service to improve the insurability of State facilities. The valves are installed between the gas meter and the building or equipment served to shut off the gas supply in the event of an earthquake. This project would provide for a seismic gas shutoff valve on the gas line serving the building.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MEZZANINE ASSESSMENT</td>
<td></td>
<td>Project Index #: 0690SFT1 Construction Cost $3,500</td>
</tr>
<tr>
<td>The mezzanine contains numerous code and safety issues including, ceiling height, electrical boxes with missing covers, inadequate HVAC system and possible structural issues. This project recommends a structural and seismic assessment of the mezzanine. Future projects would be generated from the report results.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>RESTROOM VENTILATION</td>
<td></td>
<td>Project Index #: 0690HVA1 Construction Cost $2,500</td>
</tr>
<tr>
<td>The restrooms are not vented. The fresh air supply does not meet the requirements of 2003 IBC Chapter 12.3.4 This project would provide for the installation of an exhaust fan, venting of the fan to the exterior, and all electrical connections required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SEISMIC BRACING</td>
<td></td>
<td>Project Index #: 0690SFT2 Construction Cost $5,000</td>
</tr>
<tr>
<td>This building has natural gas fired heaters and natural gas lines suspended from the ceiling. They lack seismic bracing. This project would provide seismic bracing as required by IBC 2003, Chapter 16 Section 1621.</td>
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</tr>
</tbody>
</table>

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
<th>Total Construction Cost for Priority 2 Projects: $7,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>REPLACE WINDOWS</td>
<td></td>
<td>Project Index #: 0690EXT2 Construction Cost $7,000</td>
</tr>
<tr>
<td>The windows in the maintenance shop are original to the building, and of single pane construction in a metal frame. These older windows are drafty and not energy efficient. Several are broken, and leak during wind driven rain and inclement weather. This project recommends replacing the windows with dual pane, higher efficiency window units.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
PRIORITY CLASS 3 PROJECTS

Long-Term Needs 
Four to Ten Years

Total Construction Cost for Priority 3 Projects: $14,400

Project Index #: 0690LGT1
Construction Cost $14,400

GENERAL MAINTENANCE

The Maintenance shop is in need of general maintenance including exterior painting, interior insulation repair and replacement, interior painting, general interior cleaning, weather stripping, and door repairs. This project will provide for the necessary maintenance and repairs indicated.

BUILDING INFORMATION:

Gross Area (square feet): 960
Year Constructed: 1959
Exterior Finish 1: 100 % Painted CMU
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 70 % S-3
IBC Occupancy Type 2: 30 % 30
Construction Type:
IBC Construction Type: V-N
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$14,000</th>
<th>Project Construction Cost per Square Foot: $36.88</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$7,000</td>
<td>Total Facility Replacement Construction Cost: $192,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$14,400</td>
<td>Facility Replacement Cost per Square Foot: $200</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$35,400</td>
<td>FCNI: 18%</td>
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</tbody>
</table>
The Armory Building is a concrete masonry unit constructed structure with a flat single-ply roofing system. The building contains support offices, restrooms, and a large gymnasium area for physical activities. It sits on approximately five acres of fenced land with a parking area at the main entrance to the facility. The Carson City National Guard Facility on Fairview Drive remotely controls the HVAC system.

**PRIORITY CLASS 1 PROJECTS**

**INSTALL EMERGENCY EGRESS LIGHTING**
There is no emergency egress lighting in the hallway. This project recommends the installation of egress lighting along the exit pathway in the building.

**SEISMIC GAS SHUT OFF VALVE**
Agreements reached between the Nevada Risk Management Office and the State of Nevada's Insurance Underwriter require Seismic Gas Shutoff Valves (SGSV's) on all gas services to all State owned buildings. This project would install a SGSV to the gas line serving the building.

**SERVICING FIRE SUPPRESSION EQUIPMENT**
The existing fire extinguishers and fire sprinkler system are in need of servicing. Under the NAC 477.460 and 477.410 these items must be serviced and tagged annually. This project would provide funding to inspect and service all the fire extinguishers and fire sprinkler system.

**WALL/FLOOR REPAIRS**
The gypsum board and vinyl tile are separating in the men's restrooms and some damage has already occurred. The separation may be caused from moisture. This project would provide funding for the investigation, repairs and replacement of the damage gypsum board and vinyl tile. Other projects may be developed from the findings of where the moisture source may be coming from and any suggestions on prevention of the moisture infiltration.

**PRIORITY CLASS 2 PROJECTS**

**AIR HANDLER FILTER UPGRADE**
The existing HVAC system is equipped with an economizer cycle and enthalpy control for "free cooling" of the building. The air-handlers have large gaps in the duct work located around the economizers. The gaps are allowing insects and gnats access inside the building. This project would provide funding to modify the duct work system to eliminate the gaps.

Total Construction Cost for Priority 1 Projects: $12,000

Total Construction Cost for Priority 2 Projects: $2,500
PRIORITY CLASS 3 PROJECTS

Long-Term Needs Four to Ten Years

TOTAL CONSTRUCTION COST FOR PRIORITY 3 PROJECTS: $150,000

PROJECT INDEX #: 0688LGT1

Construction Cost $150,000

LONG TERM NEEDS

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement projects related to maintenance.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This also includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

BUILDING INFORMATION:

- Gross Area (square feet): 9,877
- Year Constructed: 1959
- Number of Levels (Floors): 1
- Exterior Finish 1: 90% Painted CMU
- Exterior Finish 2: 10% Glass and Aluminum
- Basement? No
- IBC Occupancy Type 1: 60% A-2.1
- IBC Occupancy Type 2: 40% B
- Construction Type: V-1 HOUR
- Percent Fire Suppressed: 100%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $12,000 Project Construction Cost per Square Foot: $16.65
- Priority Class 2: $2,500 Total Facility Replacement Construction Cost: $2,716,000
- Priority Class 3: $150,000 Facility Replacement Cost per Square Foot: $275
- Grand Total: $164,500 FCNI: 6%

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 341.201 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
Nevada National Guard Site - #9884
Description: Organizational Maintenance Shop # 0690.

Nevada National Guard Site - # 9884
Description: Storage Building # 0689.
Nevada National Guard Site #9884
Description: Hazardous Materials Building # 2530.

Nevada National Guard Site #9884
Description: Accessible travel route into the Armory.
Nevada National Guard Site #9884
Description: Front sidewalk of Armory and site view.

Nevada National Guard Site #9884
Description: Table covered with gnats in the Armory # 0688.
Nevada National Guard Site #9884
Description: Missing seismic gas shutoff valve on building #0688.

Nevada National Guard Site #9884
Description: Wire supporting natural gas line in OMS Building #0690.
Nevada National Guard Site # 9884
Description: Mezzanine office in maintenance shop # 0690.

Nevada National Guard Site # 9884
Description: Stairs leading to mezzanine office in maintenance shop #0690.
Nevada National Guard Site # 9884
Description: Damaged retaining wall.

Nevada National Guard Site #9884
Description: Damaged retaining wall.
Nevada National Guard Site #9884
Description: Damaged fencing along the retaining wall.

Nevada National Guard Site #9884
Description: Concrete parking area damage.