

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

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

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Board develops this report using cost estimates based on contractor pricing. 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

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: 9884

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0690	ORGANIZATIONAL MAINTENANCE SHOP 735 West 4th Street Winnemucca	960	1959	7/28/2005	\$14,000	\$7,000	\$14,400	\$35,400	\$192,000	18%
2530	HAZARDOUS MATERIALS BUILDING 735 West 4th Street Winnemucca	66	0	7/28/2005	\$0	\$0	\$2,500	\$2,500	\$16,500	15%
0688	ARMORY 735 West 4th Street Winnemucca	9877	1959	7/28/2005	\$12,000	\$2,500	\$150,000	\$164,500	\$2,716,175	6%
9884	WINNEMUCCA ARMORY SITE 735 West 4th Street Winnemucca		0	7/28/2005	\$25,000	\$14,410	\$140,000	\$179,410		0%
Report Totals.....:		10,903			\$51,000	\$23,910	\$306,900	\$381,810	\$2,924,675	13%

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WINNEMUCCA ARMORY SITE

SPWB Facility Condition Analysis - 9884

Survey Date: 7/28/2005

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

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$14,410****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9884SIT2****Construction Cost \$4,910****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 #: 9884SIT3**Construction Cost \$7,500****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 #: 9884SIT1**Construction Cost \$2,000****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.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$140,000****Long-Term Needs****Four to Ten Years****Project Index #: 9884SIT5****Construction Cost \$140,000****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 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

SPWB Facility Condition Analysis - 2530

Survey Date: 7/28/2005

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

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:
IBC 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%

STORAGE BUILDING

SPWB Facility Condition Analysis - 2056

Survey Date: 7/28/2005

STORAGE BUILDING**BUILDING REPORT**

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**Total Construction Cost for Priority 3 Projects: \$16,900****Long-Term Needs****Four to Ten Years****Project Index #: 2056LGT1****Construction Cost \$14,400****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.

Project Index #: 2056INT1**Construction Cost \$2,500****REPLACE GYPSUM BOARD**

The gypsum board along the South/East wall of the building is not properly attached and is severely warped. This project would provide for the removal and disposal of the damaged gypsum board and installation of new gypsum board in this area. Taping of the joints is included in this estimate.

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:****IBC Construction Type: II-1 HOUR****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$11.74
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$130,000
Priority Class 3:	\$16,900	Facility Replacement Cost per Square Foot:	\$90
Grand Total:	\$16,900	FCNI:	13%

ORGANIZATIONAL MAINTENANCE SHOP

SPWB Facility Condition Analysis - 0690

Survey Date: 7/28/2005

ORGANIZATIONAL MAINTENANCE SHOP**BUILDING REPORT**

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**Total Construction Cost for Priority 1 Projects: \$14,000****Currently Critical****Immediate to Two Years****INSTALL SEISMIC GAS SHUTOFF VALVE****Project Index #: 0690SFT3****Construction Cost \$3,500**

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.

MEZZANINE ASSESSMENT**Project Index #: 0690SFT1****Construction Cost \$3,500**

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.

RESTROOM VENTILATION**Project Index #: 0690HVA1****Construction Cost \$2,500**

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.

SEISMIC BRACING**Project Index #: 0690SFT2****Construction Cost \$5,000**

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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$7,000****Necessary - Not Yet Critical****Two to Four Years****REPLACE WINDOWS****Project Index #: 0690EXT2****Construction Cost \$7,000**

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.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$14,400****Long-Term Needs****Four to Ten Years****Project Index #: 0690LGT1****GENERAL MAINTENANCE****Construction Cost \$14,400**

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:

Priority Class 1:	\$14,000	Project Construction Cost per Square Foot:	\$36.88
Priority Class 2:	\$7,000	Total Facility Replacement Construction Cost:	\$192,000
Priority Class 3:	\$14,400	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$35,400	FCNI:	18%

ARMORY

SPWB Facility Condition Analysis - 0688

Survey Date: 7/28/2005

ARMORY BUILDING REPORT

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**Total Construction Cost for Priority 1 Projects: \$12,000****Currently Critical****Immediate to Two Years****INSTALL EMERGENCY EGRESS LIGHTING****Project Index #: 0688SFT2****Construction Cost \$500**

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**Project Index #: 0688SFT3****Construction Cost \$3,000**

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**Project Index #: 0688SFT1****Construction Cost \$1,000**

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**Project Index #: 0688INT1****Construction Cost \$7,500**

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**Total Construction Cost for Priority 2 Projects: \$2,500****Necessary - Not Yet Critical****Two to Four Years****AIR HANDLER FILTER UPGRADE****Project Index #: 0688HVA1****Construction Cost \$2,500**

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.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$150,000****Long-Term Needs****Four to Ten Years****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****Exterior Finish 1: 90 % Painted CMU****Exterior Finish 2: 10 % Glass and Aluminum****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 60 % A-2.1****IBC Occupancy Type 2: 40 % B****Construction Type:****IBC 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
Facilities Condition Analysis

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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.