

State of Nevada
Office of the Military / Nevada National Guard
Yerington National Guard Armory
Facility Condition Analysis

YERINGTON NATIONAL GUARD ARMORY

14 Joe Parr Way
Yerington, Nevada 89447

Site Number: 9886
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report Printed in August 2012

State of Nevada
Office of the Military / Nevada National Guard
Yerington National Guard Armory
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. 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: 9886		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
0996	OMS #2	4400	1995	7/21/2005	\$88,900	\$67,000	\$0	\$155,900	\$1,210,000	13%
	14 Joe Parr Way									
	Yerington									
0691	YERINGTON ARMORY	10404	1959	1/26/2012	\$4,000	\$230,460	\$104,040	\$338,500	\$2,861,100	12%
	14 Joe Parr Way									
	Yerington									
2528	HAZARDOUS MATERIAL STORAGE BUILDING 2	252	1959	1/26/2012	\$0	\$1,260	\$0	\$1,260	\$12,600	10%
	14 Joe Parr Way									
	Yerington									
2058	TIRE REPAIR / STORAGE BUILDING	480	1995	1/26/2012	\$450	\$1,200	\$0	\$1,650	\$24,000	7%
	14 Joe Parr Way									
	Yerington									
2527	MCOFF RAMADA	800	0	1/26/2012	\$0	\$1,600	\$0	\$1,600	\$40,000	4%
	14 Joe Parr Way									
	Yerington									
0692	OLD OMS - WEIGHT ROOM	1640	1959	1/26/2012	\$0	\$0	\$16,400	\$16,400	\$410,000	4%
	14 Joe Parr Way									
	Yerington									
2057	HAZARDOUS WASTE STORAGE BUILDING 1	252	1990	1/26/2012	\$0	\$0	\$252	\$252	\$25,200	1%
	14 Joe Parr Way									
	Yerington									
9886	YERINGTON ARMORY SITE		1959	1/26/2012	\$150,000	\$255,000	\$41,250	\$446,250		0%
	14 Joe Parr Way									
	Yerington									
Report Totals.....:		18,228			\$243,350	\$556,520	\$161,942	\$961,812	\$4,582,900	21%

SPWD Facility Condition Analysis

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YERINGTON ARMORY SITE

SPWD Facility Condition Analysis - 9886

Survey Date: 1/26/2012

YERINGTON ARMORY SITE**BUILDING REPORT**

The Yerington National Guard Site consists of 7 structures, public and staff parking areas, and a large unpaved storage yard for equipment on approximately 4.37 acres. There is a loading dock in the middle of the storage yard constructed of reinforced concrete. The majority of this area is gravel with areas of weeds and some small shrubs. The parking area has security barricades blocking the front row parking area including the accessible parking areas. The site has city water and sewer services, natural gas and electrical service. The main electrical switchgear, site distribution and transformer are original to the site and it is recommended that they be upgraded.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$150,000****Currently Critical****Immediate to Two Years****ELECTRICAL REPAIRS****Project Index #: 9886ELE1****Construction Cost \$150,000**

The main site electrical equipment is in disrepair and should be scheduled for replacement. Much of the equipment is original to the site dating back more than 50 years, including the transformers and main switchgear. Insects and rodents have infested some exterior boxes due to missing cover plates and the in-ground electrical boxes are missing proper covers and do not drain water effectively. There are also numerous loose and/or exposed electrical wires and damaged electrical outlets, disconnects, switches and wrong identifying covers for electrical pull boxes. This project would provide for replacement of the main electrical switchgear, transformers, in-ground boxes, trenching and backfill, repairs to the damaged electrical outlets, disconnects, new pull box cover lids with the proper identification indicated, and termination of loose or exposed electrical wires.

This project or a portion thereof was previously recommended in the FCA report dated 07/21/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2012.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$255,000****Necessary - Not Yet Critical****Two to Four Years****ASPHALT PAVING INSTALLATION****Project Index #: 9886SIT4****Construction Cost \$250,000**

The majority of the site is covered with dirt and has poor drainage. Other than the front parking lot there is no asphalt paving for vehicle and equipment circulation throughout the yard. Due to the large and heavy equipment commonly on site, the dirt and mud areas quickly become rutted and uneven. Poor drainage in the dirt areas also leaves large areas of standing water further exacerbating the problem. This project would provide asphalt cement paving to cover the majority of the site that is used for vehicle or equipment, circulation or storage. The estimate includes grading, base, compaction and installation of asphalt cement paving. If asphalt is not provided, it is recommended to regrade the site to ensure proper drainage.

LANDSCAPE UPGRADES**Project Index #: 9886SIT5****Construction Cost \$5,000**

The landscaping currently consists of shrubs and trees around the buildings which are difficult to maintain. The planting areas are overgrown and leaves and debris have built up over time. Maintenance personnel is understaffed and it is recommended to install less maintenance intensive landscape features. This project would provide for removing most of the shrubs and trees, altering the irrigation as needed and installing more landscape rock for coverage.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$41,250****Long-Term Needs****Four to Ten Years****SLURRY SEAL ASPHALT PAVING****Project Index #: 9886SIT3****Construction Cost \$41,250**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads and the parking lot. 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. 55,000 square feet of asphalt area was used to generate this estimate.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$150,000
Priority Class 2:	\$255,000
Priority Class 3:	\$41,250
Grand Total:	\$446,250

HAZARDOUS MATERIAL STORAGE BUILDING 2

SPWD Facility Condition Analysis - 2528

Survey Date: 1/26/2012

HAZARDOUS MATERIAL STORAGE BUILDING 2**BUILDING REPORT**

The Hazardous Material Storage Building 2 is a painted concrete masonry unit structure with an asphalt based roofing system on a concrete foundation. There is a built-in containment area inside. The building is in fair shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,260****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2528EXT1****Construction Cost \$1,260****EXTERIOR FINISHES**

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 flashing, fixtures and all other penetrations. It is recommended that the building be 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.

BUILDING INFORMATION:**Gross Area (square feet): 252****Year Constructed: 1959****Exterior Finish 1: 100 % Painted CMU****Exterior Finish 2: 0 %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % H-4****IBC Occupancy Type 2: 0 %****Construction Type: Concrete Masonry Units & Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$1,260	Total Facility Replacement Construction Cost:	\$13,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$1,260	FCNI:	10%

MCOFF RAMADA

SPWD Facility Condition Analysis - 2527

Survey Date: 1/26/2012

MCOFF RAMADA BUILDING REPORT

The Mcoff Ramada is primarily used as a shade structure for storing a large mobile Generator. The construction funding for this building was provided by the Federal Government. The Ramada is constructed with 8"x8" pressure treated posts, gable trusses and an asphalt composition roof. The structure is open on all 4 sides and is in good shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,600****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2527EXT1****EXTERIOR FINISHES****Construction Cost \$1,600**

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the structure and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 800
 Year Constructed: 0
 Exterior Finish 1: 100 % Open / Post & Beam
 Exterior Finish 2: 0 %
 Number of Levels (Floors): 1 Basement? No
 IBC Occupancy Type 1: 100 % U
 IBC Occupancy Type 2: 0 %
 Construction Type: Wood Post & Beam
 IBC Construction Type: V-B
 Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$2.00
Priority Class 2:	\$1,600	Total Facility Replacement Construction Cost:	\$40,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$1,600	FCNI:	4%

TIRE REPAIR / STORAGE BUILDING

SPWD Facility Condition Analysis - 2058

Survey Date: 1/26/2012

**TIRE REPAIR / STORAGE BUILDING
BUILDING REPORT**

The Tire Repair/Storage Building is an uninsulated pre-fabricated steel structure with metal siding, metal roof and a concrete slab-on-grade floor/foundation. The building is used primarily for storage and repair of tires. It has an 8 foot wide overhead coiling door, a 3 foot wide exit door, and electrical service. The building is in very good condition.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$450****Currently Critical****Immediate to Two Years****EGRESS LIGHTING INSTALLATION****Project Index #: 2058SFT1
Construction Cost \$450**

There is no emergency egress lighting in the building. Section 1006 of the 2006 IFC states that illumination is required for the means of egress at all times the building space is occupied. This project would provide for the purchase and installation of emergency egress lighting with battery backup in accordance with requirements stated in the code. This project or a portion thereof was previously recommended in the FCA report dated 07/21/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2012.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,200****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 2058EXT1
Construction Cost \$480**

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 the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

LIGHTING UPGRADE**Project Index #: 2058ENR1
Construction Cost \$720**

The existing lighting fixtures are the older T-12 fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested as well as an occupancy sensor. Any electrical wiring upgrades are not included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 480
Year Constructed: 1995
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: %
Construction Type: Engineered Metal Building
IBC Construction Type: III-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$450	Project Construction Cost per Square Foot:	\$3.44
Priority Class 2:	\$1,200	Total Facility Replacement Construction Cost:	\$24,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$1,650	FCNI:	7%

HAZARDOUS WASTE STORAGE BUILDING 1

SPWD Facility Condition Analysis - 2057

Survey Date: 1/26/2012

HAZARDOUS WASTE STORAGE BUILDING 1**BUILDING REPORT**

The Hazardous Waste Storage Building 1 is a pre-fabricated steel building used primarily for the storage of hazardous waste. The building has a concrete slab-on-grade containment floor and one overhead coiling access door. The building is in fair condition.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$252****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2057EXT1****Construction Cost \$252**

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 the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 252****Year Constructed: 1990****Exterior Finish 1: 100 % Metal Siding****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % H-3****IBC Occupancy Type 2: %****Construction Type: Engineered Metal Building****IBC Construction Type: V-1 HOUR****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$1.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$25,000
Priority Class 3:	\$252	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$252	FCNI:	1%

OMS #2

SPWD Facility Condition Analysis - 0996

Survey Date: 7/21/2005

OMS #2 BUILDING REPORT

The Yerington Nevada National Guard OMS #2 Building is a concrete masonry unit constructed structure with a standing seam metal roof over the shop area and a single-ply roofing system over the support offices and storage areas. There are offices, restrooms and a large shop area. The building is lacking a fire sprinkler and fire protection system. There is a manual pull station which will activate a fire alarm. The facility has Men's and Women's ADA restrooms which are somewhat compliant. The large repair bays have a gas fired infrared strip heater and a combination HVAC unit for the office areas.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$88,900****Currently Critical****Immediate to Two Years****ADA EMPLOYEE LOUNGE UPGRADES****Project Index #: 0996ADA2****Construction Cost \$2,000**

The employee lounge does not meet the Americans with Disabilities Act (ADA) requirements. It is recommended to upgrade some of the features of the room for compliance with accessibility standards for employees. This project would provide funding for construction of an accessible sink and faucet, an accessible space at the dining table and an accessible path of travel throughout the room. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

ADA RESTROOM UPGRADES**Project Index #: 0996ADA1****Construction Cost \$1,500**

The ADA restrooms in the building do not entirely meet the Americans with Disabilities Act (ADA) requirements. It is necessary to make some specific upgrades to the restrooms to comply with the requirements. This project would provide funding for moving the water closet handle in the Men's restroom, moving the toilet paper dispensers, replacing the faucet handles and any other necessary upgrades to bring the restrooms into compliance. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 0996SFT5****Construction Cost \$2,200**

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 - 2006 Chapter 10 was referenced for this project.

FIRE ALARM SYSTEM INSTALLATION**Project Index #: 0996SFT4****Construction Cost \$17,600**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2006 Section 7 and the 2006 International Fire Code.

FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 0996SFT3
Construction Cost \$61,600

Approximately half of the building is a B occupancy per the 2006 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system throughout the entire building and backflow prevention in the event the building is remodeled or an addition is undertaken.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 0996SFT2
Construction Cost \$4,000

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. 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.

This project or a portion thereof was previously recommended in the FCA report dated 07/21/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2012.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$67,000

Necessary - Not Yet Critical

Two to Four Years

EXTERIOR DOOR REPLACEMENT

Project Index #: 0996EXT3
Construction Cost \$1,500

The exterior metal man door on the north side of the building is damaged from age and general wear and tear and has reached the end of its expected life. The threshold and door sweep have deteriorated and allow water to flow under the door. This project would provide for the replacement of the door assembly with a new metal door, frame, hardware, threshold and door sweep to ensure that water cannot get under the door. Removal and disposal of the existing door is included in this estimate.

EXTERIOR FINISHES

Project Index #: 0996EXT1
Construction Cost \$22,000

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 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 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

GUTTER INSTALLATION

Project Index #: 0996EXT4
Construction Cost \$3,500

The building does not have gutters or downspouts to control the runoff from the roof. The water currently sheet drains off the roof causing extensive erosion to the dirt grade around the foundation. This will eventually lead to failure of the foundation undermining the integrity of the entire structure. This project would provide funding for the installation of a seamless gutter and downspout system for the standing seam metal roof over the shop. Drywells are included at downspout locations. Another option would be to install a gravel filled infiltration trench at drip edges to help mitigate erosion. Costs may vary depending which system is used.

INTERIOR FINISHES

Project Index #: 0996INT1
Construction Cost \$10,000

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings in the office areas be painted 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 prepped. An epoxy-based paint should be utilized in wet areas for durability.

OVERHEAD DOOR REPLACEMENT**Project Index #: 0996EXT2****Construction Cost \$16,000**

There are two 16'x14' motorized overhead coiling doors which are damaged and do not function properly. Staff noted that the doors bind and get stuck when rolling up and down and have been serviced many times. They are original to the building, dating back to 1995 and should be scheduled for replacement. This project would provide for the removal and disposal of the motorized overhead coiling doors and replacement with two new motorized doors.

VCT FLOORING REPLACEMENT**Project Index #: 0996INT2****Construction Cost \$14,000**

The VCT (vinyl composite tile) flooring in the office side of the building is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base.

BUILDING INFORMATION:**Gross Area (square feet): 4,400****Year Constructed: 1995****Exterior Finish 1: 100 % Concrete Masonry U****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 50 % S-1****IBC Occupancy Type 2: 50 % B****Construction Type: Concrete Masonry Units & Steel****IBC Construction Type: II-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$88,900	Project Construction Cost per Square Foot:	\$35.43
Priority Class 2:	\$67,000	Total Facility Replacement Construction Cost:	\$1,210,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$155,900	FCNI:	13%

OLD OMS - WEIGHT ROOM

SPWD Facility Condition Analysis - 0692

Survey Date: 1/26/2012

OLD OMS - WEIGHT ROOM**BUILDING REPORT**

The Yerington Nevada National Guard Old OMS Building is a concrete masonry unit and wood framed structure with a single-ply roofing system on a concrete foundation. The interior has been remodeled into a weight room and has a small unisex restroom, new flooring, interior and exterior paint and windows. There is a new fire alarm system, interior doors, exit and emergency lighting. The facility is in excellent condition.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$16,400****Long-Term Needs****Four to Ten Years****Project Index #: 0692EXT2****Construction Cost \$8,200****EXTERIOR FINISHES**

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 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0692INT1**Construction Cost \$8,200****INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 5-7 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 prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:**Gross Area (square feet): 1,640****Year Constructed: 1959****Exterior Finish 1: 100 % Painted CMU****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % A-3****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry Units & Wood****IBC Construction Type: III-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$410,000
Priority Class 3:	\$16,400	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$16,400	FCNI:	4%

YERINGTON ARMORY

SPWD Facility Condition Analysis - 0691

Survey Date: 1/26/2012

YERINGTON ARMORY

BUILDING REPORT

The Yerington Armory Building is a concrete masonry unit structure with a single-ply roofing system on a concrete foundation. There are Men's and Women's ADA restrooms, offices, conference rooms, a mechanical room, kitchen and a large gymnasium. The facility has been remodeled including restrooms, paint, fire protection systems and roofing. The HVAC system consists of 4 roof mounted packaged units ranging from 10 -15 years old. The building is in excellent shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$4,000****Currently Critical****Immediate to Two Years****SEISMIC GAS SHUT-OFF VALVE INSTALLATION****Project Index #: 0691SFT3****Construction Cost \$4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. 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.

This project or a portion thereof was previously recommended in the FCA report dated 07/21/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2012.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$230,460****Necessary - Not Yet Critical****Two to Four Years****HVAC REPLACEMENT****Project Index #: 0691ENR3****Construction Cost \$156,060**

Two of the four HVAC roof top units are 15 years old and the other two are 10 years old. They are not energy efficient and have reached or will soon reach the end of their expected and useful life. This project would provide for installation of new HVAC packaged units, cleaning of the existing duct work and grilles and a water treatment system for the supply water. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

JANITORS CLOSET REPAIRS**Project Index #: 0691INT2****Construction Cost \$1,400**

The mop sink in the Janitors Closet is mounted adjacent to gypsum board and is showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.

LIGHTING UPGRADE**Project Index #: 0691ENR2****Construction Cost \$3,000**

The existing high bay lighting fixtures in the Drill Hall are the older metal halide type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle such as LED fixtures. Any electrical wiring upgrades are not included in this estimate.

VCT FLOORING REPLACEMENT**Project Index #: 0691ENV1****Construction Cost \$40,000**

The VCT (vinyl composite tile) flooring in the building is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. There is asbestos containing material (ACM) in the mastic and tiles so additional costs for abatement and disposal have been added to the estimate. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base.

WINDOW REPLACEMENT

Project Index #: 0691ENR1

Construction Cost \$30,000

The windows in the Drill Hall are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 20 units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$104,040

Long-Term Needs

Four to Ten Years

EXTERIOR FINISHES

Project Index #: 0691EXT1

Construction Cost \$52,020

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 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

Project Index #: 0691INT1

Construction Cost \$52,020

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 5-7 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 prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 10,404

Year Constructed: 1959

Exterior Finish 1: 80 % Painted CMU

Exterior Finish 2: 20 % Glazing

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 60 % A-3

IBC Occupancy Type 2: 40 % B

Construction Type: Concrete Masonry Units & Wood

IBC Construction Type: III-A

Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$4,000	Project Construction Cost per Square Foot:	\$32.54
Priority Class 2:	\$230,460	Total Facility Replacement Construction Cost:	\$2,861,000
Priority Class 3:	\$104,040	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$338,500	FCNI:	12%

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 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



Yerington National Guard Armory Site - Site #9886
Description: View of ADA accessible parking.



Yerington National Guard Armory Site - Site #9886
Description: Electrical pull box in need of relocation / upgrade.



Yerington National Guard Armory Site - Site #9886
Description: Yard area drainage issues.



Hazardous Material Storage Building 2 - Building #2528
Description: Exterior of the structure.



MCOFF Ramada - Building #2527
Description: Exterior of the structure.



Tire Repair / Storage Building - Building #2058
Description: Exterior of the structure.



Hazardous Waste Storage Building 1 - Building #2057
Description: Exterior of the structure.



OMS #2 - Building #0996
Description: Exterior of the structure.



OMS #2 - Building #0996
Description: Interior of the shop.



Old OMS – Weight Room - Building #0692
Description: Exterior of the building.



Old OMS – Weight Room - Building #0692
Description: Interior of the building.



Yerington National Guard Armory - Building #0691
Description: Exterior of the building from the yard.



Yerington National Guard Armory - Building #0691
Description: View of the corridor.



Yerington National Guard Armory - Building #0691
Description: View of the Gymnasium.