

State of Nevada
Department of Administration
Public Works Division
Facility Condition Analysis

MARLETTE LAKE / ASH CANYON SITE

Ash Canyon
Carson City, Nevada 89701

Site Number: 9895
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in February, 2018

State of Nevada
Department of Administration
Public Works Division
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: 9895

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
2503	MARLETTE STORAGE SHED Ash Canyon Carson City	48	0	8/17/2016	\$5,000	\$960	\$0	\$5,960	\$9,600	62%
2489	MARLETTE LAKE CHLORINE BUILDING Ash Canyon Carson City	512	1989	8/17/2016	\$5,000	\$9,728	\$6,144	\$20,872	\$153,600	14%
2504	MARLETTE 1.5 MIL GALLON STORAGE TANK Ash Canyon Carson City	2600	0	8/17/2016	\$0	\$291,000	\$0	\$291,000	\$3,000,000	10%
2487	MARLETTE LAKE WATER TREATMENT BUILDING Ash Canyon Carson City	3500	1984	8/17/2016	\$0	\$12,000	\$0	\$12,000	\$700,000	2%
2486	MARLETTE LAKE 1 MIL GALLON STORAGE TANK Ash Canyon Carson City		1984	8/17/2016	\$0	\$26,000	\$0	\$26,000	\$2,000,000	1%
2485	MARLETTE LAKE 3 MIL GALLON STORAGE TANK Ash Canyon Carson City		1979	8/17/2016	\$0	\$69,000	\$0	\$69,000	\$6,000,000	1%
9895	MARLETTE LAKE/ ASH CANYON SITE Ash Canyon Carson City		0	8/17/2016	\$0	\$91,000	\$8,750	\$99,750		0%
Report Totals.....:		6,660			\$10,000	\$499,688	\$14,894	\$524,582	\$11,863,200	4%

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.

SPWD Facility Condition Analysis

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MARLETTE LAKE/ ASH CANYON SITE

SPWD Facility Condition Analysis - 9895

Survey Date: 8/17/2016

MARLETTE LAKE/ ASH CANYON SITE

BUILDING REPORT

The Marlette Lake/ Ash Canyon Site is located at the base of the Sierra Nevada Mountains, approximately three miles West of Highway 395 in Carson City off of Winnie Lane. The site is surrounded by a 6 foot chain link fence with barbed wire across the top and a locked gate. The site contains three buildings that ceased operation in 1997 and three storage tanks. There is a 3 million gallon and a 1 million gallon storage tank that are currently being used to supply water to Carson City. The third 1.5 million gallon storage tank is a water clarifier and it also ceased operation in 1997. The site is maintained by the Carson City Water Utility Section of the Public Works Operations Division and the State of Nevada Water System Manager, under the jurisdiction of the Buildings and Grounds Division.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$91,000

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 9895SIT4

Construction Cost \$85,000

IRRIGATION SYSTEM

The existing irrigation system's sprinkler heads spray and wet the buildings. Much of the control wiring to the irrigation valves and some of sprinkler pipes are broken. The underground control valves are worn and leaking. This project would provide funding for the repair and replacement of the necessary irrigation systems, water conservation and to move the irrigation to prevent the water from spraying on the building.

This project or a portion thereof was previously recommended in the FCA report dated 03/03/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/17/2016.

Project Index #: 9895SIT1

Construction Cost \$6,000

SIGNAGE

The Waterfall Fire of 2004 burned the areas surrounding this site and damaged or destroyed signage. This project would provide for new signage to be installed in accordance with NRS. 207.200.

This project or a portion thereof was previously recommended in the FCA report dated 03/03/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/17/2016.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$8,750

Long-Term Needs

Four to Ten Years

Project Index #: 9895SIT2

Construction Cost \$8,750

FENCING

The Marlette Lake/ Ash Canyon Site is currently fenced off to the general public for safety. There are some areas of the fence that are damaged and should be repaired. This project would provide for repairs to the existing 6 foot tall industrial chain link fence.

This project or a portion thereof was previously recommended in the FCA report dated 03/03/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/17/2016.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$91,000
Priority Class 3:	\$8,750
Grand Total:	\$99,750

MARLETTE 1.5 MIL GALLON STORAGE TANK

SPWD Facility Condition Analysis - 2504

Survey Date: 8/17/2016

**MARLETTE 1.5 MIL GALLON STORAGE TANK
BUILDING REPORT**

The Marlette 1.5 Million Gallon Storage Tank is located at the Marlette Lake/ Ash Canyon Site west of Carson City, Nevada. The tank is a water clarifier that ceased operation in 1997. It is maintained by the State of Nevada Water System Manager, under the jurisdiction of the Buildings and Grounds Division.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$291,000**
Necessary - Not Yet Critical **Two to Four Years**

CONCRETE FOUNDATION **Project Index #: 2504INT2**
Construction Cost \$260,000

The storage tank floor is made of concrete and was in poor condition at the time of the survey. This project would provide for the removal of the spalling and cracking concrete floor and the installation of a 4" thick concrete floor inside the walls of the water tank.

EXTERIOR FINISHES **Project Index #: 2504EXT1**
Construction Cost \$26,000

It is important to maintain the finish, weather resistance and appearance of the tank. This project recommends work to protect the exterior of the tank to include; preparation for painting, caulk and paint. It is recommended for this project to be implemented in the next 2-3 years. Additional recommendations are to conduct inspections and testing on a cyclical basis based per NAC 445.

INTERIOR FINISHES **Project Index #: 2504INT1**
Construction Cost \$5,000

It is important to maintain water quality, quantity and the interior finish of the water tank. This project would include inspection and cleaning of the interior walls and would also include: welding, sandblasting, repair work and to add protective coatings, if needed. It is important to follow ANSI, NSF and AWWA approved ways to disinfect and repair water tanks. The standard recommendation is to conduct a comprehensive inspection inside the water tank every 5 years, except for newly constructed tanks. Newly constructed water tanks should be inspected within 10 years of service and every 5 years thereafter.

BUILDING INFORMATION:

Gross Area (square feet): 2,600
Year Constructed: 0
Exterior Finish 1: 100 % Concrete/Metal Tank
Exterior Finish 2: 0 %
Number of Levels (Floors): 0 Basement? No
IBC Occupancy Type 1: 100 % U-2
IBC Occupancy Type 2: 0 %
Construction Type:
IBC Construction Type:
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$111.92
Priority Class 2:	\$291,000	Total Facility Replacement Construction Cost:	\$3,000,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$1,154
Grand Total:	\$291,000	FCNI:	10%

MARLETTE STORAGE SHED

SPWD Facility Condition Analysis - 2503

Survey Date: 8/17/2016

**MARLETTE STORAGE SHED
BUILDING REPORT**

The Marlette Storage Shed is located at the Marlette Lake/ Ash Canyon Site west of Carson City. The building no longer stores chlorine gas since it ceased operation in 1997. It is now used for the storage of soda ash. The building is maintained by the State of Nevada Water System Manager, under the jurisdiction of the Buildings and Grounds Division.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$5,000**
Currently Critical **Immediate to Two Years**

PEST CONTROL **Project Index #: 2503ENV1**
Construction Cost \$5,000

There are numerous rodent droppings throughout this building. Due to the potential risk of disease, this project would provide for the treatment and cleanup of the rodent droppings by a licensed pest control business.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$960**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES **Project Index #: 2503EXT2**
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 sanding, priming, painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES **Project Index #: 2503INT1**
Construction Cost \$480

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 prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 48
Year Constructed: 0
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-2
IBC Occupancy Type 2: 0 %
Construction Type:
IBC Construction Type: V-N
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$5,000	Project Construction Cost per Square Foot:	\$124.17
Priority Class 2:	\$960	Total Facility Replacement Construction Cost:	\$10,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$5,960	FCNI:	60%

MARLETTE LAKE CHLORINE BUILDING

SPWD Facility Condition Analysis - 2489

Survey Date: 8/17/2016

**MARLETTE LAKE CHLORINE BUILDING
BUILDING REPORT**

The Chlorine Building was built in 1989 and is located at the Marlette Lake/ Ash Canyon Site west of Carson City. The building no longer stores chlorine gas since it ceased operation in 1997. The building is maintained by the State of Nevada Water System Manager, under the jurisdiction of the Buildings and Grounds Division.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$5,000**
Currently Critical **Immediate to Two Years**

PEST CONTROL **Project Index #: 2489ENV1**
Construction Cost \$5,000

There are numerous rodent droppings throughout this building. Due to the potential risk of disease, this project would provide for treatment and cleanup of the rodent droppings by a licensed pest control business.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$9,728**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES **Project Index #: 2489EXT3**
Construction Cost \$5,120

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 5-6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES **Project Index #: 2489INT1**
Construction Cost \$512

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 prepped. An epoxy-based paint should be utilized in wet areas for durability.

LIGHTING UPGRADE **Project Index #: 2489ENR1**
Construction Cost \$4,096

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.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$6,144**
Long-Term Needs **Four to Ten Years**

ROOF REPLACEMENT **Project Index #: 2489EXT2**
Construction Cost \$6,144

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing.

BUILDING INFORMATION:

Gross Area (square feet): 512
Year Constructed: 1989
Exterior Finish 1: 100 % Painted CMU
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-2
IBC Occupancy Type 2: 0 %
Construction Type:
IBC Construction Type: I-FR
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$5,000	Project Construction Cost per Square Foot:	\$40.77
Priority Class 2:	\$9,728	Total Facility Replacement Construction Cost:	\$154,000
Priority Class 3:	\$6,144	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$20,872	FCNI:	14%

MARLETTE LAKE WATER TREATMENT BUILDING

SPWD Facility Condition Analysis - 2487

Survey Date: 8/17/2016

**MARLETTE LAKE WATER TREATMENT BUILDING
BUILDING REPORT**

The Marlette Lake Water Treatment Building was constructed in 1984 and is located at the Marlette Lake/ Ash Canyon Site west of Carson City. The prefabricated metal building was used for treating the water from Marlette Lake. All of the required equipment for treating water is currently located inside, but is no longer in service and is no longer required nor used as of 1997. All chemicals required for water treatment, including chlorine, are not present in the building. The building is maintained by the State of Nevada Water System Manager, under the jurisdiction of the Buildings and Grounds Division.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$12,000**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES **Project Index #: 2487EXT1**
Construction Cost \$7,000

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 is the caulking, sealing of the windows, flashing, fixtures and all other penetrations. 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.

PEST CONTROL **Project Index #: 2487ENV1**
Construction Cost \$5,000

There are numerous rodent droppings throughout this building. Due to the potential risk of disease, this project would provide for treatment and cleanup of the rodent droppings by a licensed pest control business.

BUILDING INFORMATION:

Gross Area (square feet): 3,500
Year Constructed: 1984
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-1
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:	\$3.43
Priority Class 2:	\$12,000	Total Facility Replacement Construction Cost:	\$700,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$12,000	FCNI:	2%

MARLETTE LAKE 1 MIL GALLON STORAGE TANK

SPWD Facility Condition Analysis - 2486

Survey Date: 8/17/2016

MARLETTE LAKE 1 MIL GALLON STORAGE TANK

BUILDING REPORT

The Marlette Lake 1 Million Gallon Storage tank, also known as the Concrete Reservoir (V&T) is a concrete reservoir that is located 500 feet west of the Marlette Lake/ Ash Canyon Site, west of Carson City, Nevada. It is surrounded with a 6 foot chain link fence with barbed wire across the top. Water currently enters through a pipeline at the northwest end and flows towards the drain outlet at the south side continuing on to the storage tanks below owned by Carson City. The site is maintained by Carson City Water Utility Section of the Public Works Operations Division and the Water System Manager, under the jurisdiction of the Buildings and Grounds Division.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$26,000

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 2486EXT1

Construction Cost \$9,000

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the tank. This project recommends work to protect the exterior of the tank to include; preparation for painting, caulk and paint. It is recommended for this project to be implemented in the next 2-3 years. Additional recommendation is to conduct inspections and testing on a cyclical basis based per NAC 445.

Project Index #: 2486EXT2

Construction Cost \$12,000

GUARDRAIL

The NFPA 22 standard designates the requirements for water tanks used for private fire protection. This tank is used to store water for fire protection and is an AWWA D100 tank that is required to have 360° guardrails. This project would provide for the purchase and installation of new guardrails to be located at the top of the water tank.

Project Index #: 2486INT1

Construction Cost \$5,000

INTERIOR FINISHES

It is important to maintain water quality, quantity and the interior finish of the water tank. This project would include hiring certified divers or draining the tank to inspect and clean the interior walls, and to weld, sandblast and perform repairs and add protective coatings, if needed. It is important to follow all ANSI, NSF and AWWA approved ways to disinfect and repair water tanks. The standard recommendation is to conduct a comprehensive inspection inside the water tank every 5 years, except for newly constructed tanks. Newly constructed water tanks should be inspected within 10 years of service and every 5 years thereafter.

BUILDING INFORMATION:

Gross Area (square feet):
Year Constructed: 1984
Exterior Finish 1: 100 % Concrete Reservoir
Exterior Finish 2: 0 %
Number of Levels (Floors): 0 Basement? No
IBC Occupancy Type 1: 0 % U-2
IBC Occupancy Type 2: 0 %
Construction Type:
IBC Construction Type:
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	
Priority Class 2:	\$26,000	Total Facility Replacement Construction Cost:	\$2,000,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	
Grand Total:	\$26,000	FCNI:	1%

MARLETTE LAKE 3 MIL GALLON STORAGE TANK

SPWD Facility Condition Analysis - 2485

Survey Date: 8/17/2016

MARLETTE LAKE 3 MIL GALLON STORAGE TANK

BUILDING REPORT

The Marlette Lake 3 Million Gallon Storage Tank is located at the Marlette Lake/ Ash Canyon Site, west of Carson City, Nevada. Carson City is currently using the water in the tank. The site is maintained by Carson City Water Utility Section of the Public Works Operations Division and the State of Nevada Water System Manager, under the jurisdiction of the Buildings and Grounds Division.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$69,000**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES **Project Index #: 2485EXT1**
Construction Cost \$52,000

It is important to maintain the finish, weather resistance and appearance of the tank. This project recommends work to protect the exterior of the tank to include; preparation for painting, caulk and paint. It is recommended for this project to be implemented in the next 2-3 years. Additional recommendation is to conduct inspections and testing on a cyclical basis based per NAC 445.

GUARDRAIL **Project Index #: 2485EXT2**
Construction Cost \$12,000

The NFPA 22 standard designates the requirements for water tanks used for private fire protection. This tank is used to store water for fire protection and is an AWWA D100 tank that is required to have 360° guardrails. This project would provide for the purchase and installation of new guardrails to be located at the top of the water tank.

INTERIOR FINISHES **Project Index #: 2485INT1**
Construction Cost \$5,000

It is important to maintain water quality, quantity and the interior finish of the water tank. This project would include hiring certified divers or draining the tank to inspect and clean the interior walls, and to weld, sandblast and perform repairs and add protective coatings, if needed. It is important to follow all ANSI, NSF and AWWA approved ways to disinfect and repair water tanks. The standard recommendation is to conduct a comprehensive inspection inside the water tank every 5 years, except for newly constructed tanks. Newly constructed water tanks should be inspected within 10 years of service and every 5 years thereafter.

BUILDING INFORMATION:

Gross Area (square feet):
Year Constructed: 1979
Exterior Finish 1: 100 % Painted Steel
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U-2
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:	
Priority Class 2:	\$69,000	Total Facility Replacement Construction Cost:	\$6,000,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	
Grand Total:	\$69,000	FCNI:	1%

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



Marlette Lake 3 Million Gallon Tank - Building #2485
Description: Guardrails needed.



Marlette Lake 1 Million Gallon Tank - Building #2486
Description: Exterior finishes needed.



Marlette Lake Water Treatment - Building #2487
Description: Exterior finishes needed.



Marlette Lake Chlorine - Building #2489
Description: Pest control needed.



Marlette Lake Storage Shed - Building #2503
Description: Exterior finishes needed.



Marlette 1.5 Gallon Storage Tank - Building #2504
Description: Concrete foundation needed.