

State of Nevada
Nevada Office of Veterans Services

NORTHERN NEVADA VETERANS MEMORIAL CEMETERY

14 Veterans Way
Fernley, Nevada 89408

Site Number: 9898
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in January 2022

State of Nevada
Nevada Office of Veterans Services

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 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: 9898

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
1943	CEMETERY PAVILION 14 Veterans Way Fernley	576	1990	6/16/2020	\$0	\$74,400	\$0	\$74,400	\$144,000	52%
1942	CEMETERY WELDING/STORAGE SHOP 14 Veterans Way Fernley	1152	1990	6/16/2020	\$0	\$27,500	\$7,200	\$34,700	\$172,800	20%
2036	CEMETERY STORAGE 2 14 Veterans Way Fernley	144	1997	6/16/2020	\$0	\$6,000	\$0	\$6,000	\$36,000	17%
2500	MAINTENANCE SHOP 14 Veterans Way Fernley	1872	2004	6/16/2020	\$50	\$0	\$30,000	\$30,050	\$468,000	6%
2499	ADMINISTRATION OFFICE 14 Veterans Way Fernley	2160	2004	6/16/2020	\$19,400	\$0	\$21,600	\$41,000	\$648,000	6%
1944	CEMETERY PUBLIC INFORMATION OFFICE 14 Veterans Way Fernley	576	1990	6/16/2020	\$150	\$5,760	\$0	\$5,910	\$201,600	3%
2035	CEMETERY STORAGE 1 14 Veterans Way Fernley	1152	1994	6/16/2020	\$0	\$0	\$2,304	\$2,304	\$86,400	3%
9898	NORTHERN VETERANS MEMORIAL CEMETERY SITE 14 Veterans Way Fernley		1990	6/16/2020	\$0	\$102,000	\$0	\$102,000		0%
Report Totals.....:		7,632			\$19,600	\$215,660	\$61,104	\$296,364	\$1,756,800	17%

Acronyms List

Acronym	Definition
<i>Building Codes, Laws, Regulations and Guidelines</i>	
AHJ	Authority Having Jurisdiction
AWWA	American Water Works Association
HVAC	Heating, Ventilating & Air Conditioning
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 throughout the Facility Condition Analysis report.

Table of Contents

Building Name	Index #
NORTHERN VETERANS MEMORIAL CEMETERY SITE	9898
MAINTENANCE SHOP	2500
ADMINISTRATION OFFICE	2499
CEMETERY STORAGE 2	2036
CEMETERY STORAGE 1	2035
CEMETERY PUBLIC INFORMATION OFFICE	1944
CEMETERY PAVILION	1943
CEMETERY WELDING/STORAGE SHOP	1942

NORTHERN VETERANS MEMORIAL CEMETERY SITE

SPWD Facility Condition Analysis - 9898

Survey Date: 6/16/2020

NORTHERN VETERANS MEMORIAL CEMETERY SITE

BUILDING REPORT

The Northern Nevada Veterans Memorial Cemetery is located approximately 45 miles East of Reno, Nevada in the town of Fernley. The cemetery is located in quiet and peaceful surroundings and provides an atmosphere of respect and dignity to those who have served. The cemetery was established in 1990. The site consists of 43 acres with approximately 10 acres developed. There is paved parking with ADA accessible parking and signage along with irrigated landscaping with a mix of turf and shrubbery. The public parking serving the Pavilion area was repaved in 2016. The site has city water and sewer services and propane for fuel fired equipment needs. There are numerous sidewalks, a large concrete patio area near the Pavilion, and an ADA accessible walkway and ramp at the Columbarium. The cemetery grounds are well kept.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$102,000

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 9898SIT2

Construction Cost \$102,000

SLURRY SEAL PAVING

It is important to maintain the asphalt concrete paving for the site. This project would provide for minor crack filling and slurry sealing of the paving. 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. 65,000 square feet of asphalt area was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 12/08/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2020.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$102,000
Priority Class 3:	\$0
Grand Total:	\$102,000

MAINTENANCE SHOP

SPWD Facility Condition Analysis - 2500

Survey Date: 6/16/2020

**MAINTENANCE SHOP
BUILDING REPORT**

The Maintenance Shop is located on the West side of the Veterans Memorial Cemetery in Fernley, Nevada. The facility is a 1,872 square foot structure, constructed of concrete masonry units and prefabricated wood roof trusses. The roof is a standing seam, stepped metal hip. The interior of the building consists of a small office, shop area, janitorial closet, and a unisex Accessible Restroom. The electrical main panel is 200 amp/single phase. The shop area has two hanging propane fired forced air furnaces and is cooled by an evaporative cooler, mounted on the roof. The office and restroom have a split HVAC system with chilled air. The facility is well maintained.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$50**
Currently Critical **Immediate to Two Years**

GFCI OUTLET INSTALLATION **Project Index #: 2500ELE1**
Construction Cost \$50

The existing receptacles in the restroom appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages, accessory buildings, and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$30,000**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES **Project Index #: 2500EXT1**
Construction Cost \$28,000

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing of CMU or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 8 - 9 years and is recommended on a cyclical basis based on environmental conditions.

INTERIOR FINISHES **Project Index #: 2500INT1**
Construction Cost \$2,000

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings of the office and restroom be painted at least once in the next 4 to 5 years and every 8 - 10 years thereafter to maintain the integrity of the interior of the building. 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): 1,872	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 2004	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry Units & Wood
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$50	Project Construction Cost per Square Foot: \$16.05
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$468,000
Priority Class 3: \$30,000	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$30,050	FCNI: 6%

ADMINISTRATION OFFICE

SPWD Facility Condition Analysis - 2499

Survey Date: 6/16/2020

ADMINISTRATION OFFICE
BUILDING REPORT

The Administration Office is located at the West end of the Veterans Memorial Cemetery in Fernley, Nevada. The facility is a 2,160 square foot structure, constructed of concrete masonry units with a standing seam metal hip roof on a concrete foundation. The building has two split HVAC systems with chilled air. There are Men's and Women's accessible restrooms, a small conference room, and offices located within this building. It has a fire alarm and sprinkler system and is well maintained.

PRIORITY CLASS 1 PROJECTS Total Construction Cost for Priority 1 Projects: \$19,400
Currently Critical Immediate to Two Years

ADA SIGNAGE & STRIPING

Project Index #: 2499SIT1
Construction Cost \$4,400

The ADA provides for accessibility to sites and services for people with physical limitations. The ADA parking area and passenger loading area are missing proper signage and striping to comply with ADA requirements. There is a missing "No Parking" sign at the ADA parking area and the striping has faded. This project would provide for striping, purchase and installation of the sign, and any other necessary upgrades to the parking area. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.

EGRESS DOOR INSTALLATION

Project Index #: 2499SFT1
Construction Cost \$15,000

The office space on the south side of the building has only one entry/exit point through the public lobby. For security reasons, an additional exit is needed so all of the office space has an alternate exit for emergency situations. This project would provide all required demolition, installation, patching, and painting.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$21,600

Long-Term Needs Four to Ten Years

EXTERIOR FINISHES

Project Index #: 2499LGT1
Construction Cost \$10,800

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing of CMU or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 8 - 9 years and is recommended on a cyclical basis based on environmental conditions.

INTERIOR FINISHES

Project Index #: 2499INT2
Construction Cost \$10,800

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 to 5 years and every 8 to 10 years thereafter to maintain the integrity of the interior of the building. 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): 2,160	IBC Occupancy Type 1: 100 % B
Year Constructed: 2004	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 90 % Concrete Masonry U	Construction Type: Concrete Masonry Units & Wood
Exterior Finish 2: 10 % Glazing	IBC Construction Type: V-A
Number of Levels (Floors): 1	Basement? No
	Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$19,400	Project Construction Cost per Square Foot:	\$18.98
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$648,000
Priority Class 3:	\$21,600	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$41,000	FCNI:	6%

CEMETERY STORAGE 2

SPWD Facility Condition Analysis - 2036

Survey Date: 6/16/2020

**CEMETERY STORAGE 2
BUILDING REPORT**

The Cemetery Storage 2 is located North of the main entrance at the Veterans Memorial Cemetery in Fernley, Nevada. The facility is 144 square foot structure constructed of concrete masonry units with a metal hip roof on a poured concrete foundation. The interior and exterior is unpainted/unfinished CMU and there is one 120Volt/20amp circuit. There is some damage to the doors and the CMU has water damage from sprinklers hitting the building. The building is used primarily for storage of maintenance equipment used by cemetery maintenance personnel.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$6,000**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES **Project Index #: 2036EXT2**
Construction Cost \$6,000

The exterior conditions are in poor condition. There is significant spalling and efflorescence on the CMU decorative block that need to be treated and the exterior surfaces need to be sealed. It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing of CMU or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented within the next 2 - 3 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 144	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1997	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry Units & Wood
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$41.67
Priority Class 2: \$6,000	Total Facility Replacement Construction Cost: \$36,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$6,000	FCNI: 17%

CEMETERY STORAGE 1

SPWD Facility Condition Analysis - 2035

Survey Date: 6/16/2020

**CEMETERY STORAGE 1
BUILDING REPORT**

The Cemetery Storage 1 is located on the West side of the Veterans Memorial Cemetery in Fernley, Nevada. The facility is a 1,152 square foot structural steel prefabricated metal building. This building is used primarily for storage of cemetery equipment. There are no utilities to this building.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$2,304**
Long-Term Needs **Four to Ten Years**

Project Index #: 2035EXT1
Construction Cost \$2,304

EXTERIOR FINISHES

The prefinished metal panel exterior finishes are in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including sealing and caulking around flashing, fixtures, and other penetrations to maintain the metal building in good, weather tight condition. It is recommended that this project be implemented in the next 8 - 9 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 1,152	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1994	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Type I, not sprinklered
Exterior Finish 2: %	IBC Construction Type: II-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$2.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$86,000
Priority Class 3: \$2,304	Facility Replacement Cost per Square Foot: \$75
Grand Total: \$2,304	FCNI: 3%

**CEMETERY PUBLIC INFORMATION OFFICE
 BUILDING REPORT**

The Cemetery Public Information Office is located North of the main entrance at the Veterans Memorial Cemetery in Fernley, Nevada. The facility is a 576 square foot structure constructed of concrete masonry units with an exposed timber laminated beam frame and exposed aggregate columns. The roof is a sloped/stepped metal hip. The building has a propane fired split HVAC system. There is a small conference area as you enter, a small kitchenette on the west side, and ADA accessible Men's and Women's Restrooms. The primary use of this building is for small funerals, meetings and/or services.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$150**
Currently Critical **Immediate to Two Years**

WATER HEATER SEISMIC BRACING **Project Index #: 1944SFT1**
Construction Cost \$150

The water heater is not properly seismically anchored to the structure. This project would provide funding for seismic bracing of the water heater to the structure.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$5,760**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES **Project Index #: 1944EXT1**
Construction Cost \$2,880

The exterior finishes are in good condition; however, the exposed glue laminated beams finish is in poor condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing of CMU or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2 - 3 years and is recommended on a cyclical basis based on environmental conditions.

INTERIOR FINISHES **Project Index #: 1944INT2**
Construction Cost \$2,880

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2 to 3 years and every 8 - 9 years thereafter to maintain the integrity of the interior of the building. 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): 576	IBC Occupancy Type 1: 50 % B
Year Constructed: 1990	IBC Occupancy Type 2: 50 % A-3
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry Units & Wood
Exterior Finish 2: 0 %	IBC Construction Type: V-A
Number of Levels (Floors): 1	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$150	Project Construction Cost per Square Foot: \$10.26
Priority Class 2: \$5,760	Total Facility Replacement Construction Cost: \$202,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$350
Grand Total: \$5,910	FCNI: 3%

CEMETERY PAVILION

SPWD Facility Condition Analysis - 1943

Survey Date: 6/16/2020

**CEMETERY PAVILION
BUILDING REPORT**

The Cemetery Pavilion is located North of the main entrance at the Veterans Memorial Cemetery in Fernley, Nevada. The facility is post and beam construction with exposed glue laminated timber beam frame and exposed aggregate columns. The roof is a sloped/stepped metal hip. There is a storefront glass/sloped glazing component on three sides and the fourth side is open. The primary use of the building is an outside meeting area and to conduct veteran memorial services. The overall condition of the pavilion is poor and should be refurbished to meet the expectations required to conduct veterans memorial services.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$74,400**
Necessary - Not Yet Critical **Two to Four Years**

CMU DECORATIVE BLOCK REPLACEMENT

Project Index #: 1943EXT3
Construction Cost \$20,000

The CMU block supporting the storefront glazing system shows significant spalling and efflorescence. Visually, the appearance does not meet the expectations required to conduct veteran memorial services. This project would provide for a complete replacement of the CMU block. Removal and disposal of the existing system is included in this estimate. This project should be implemented concurrently with the STOREFRONT / SLOPED GLAZING REPLACEMENT and EXTERIOR/INTERIOR FINISHES projects.

EXTERIOR/INTERIOR FINISHES

Project Index #: 1943EXT2
Construction Cost \$14,400

The overall condition of the interior and exterior finishes is poor. A complete refurbishment is needed to meet the expectations required to conduct veteran memorial services. It is important to maintain the finish, weather resistance, and appearance of the structure. This project recommends work to protect the pavilion, other than the roof, including painting, staining, sealing of the wood structure or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the pavilion in good, weather tight condition. It is recommended that this project be implemented in the next 2 - 3 years and is recommended on a cyclical basis based on environmental conditions. This project should be implemented concurrently with the CMU DECORATIVE BLOCK REPLACEMENT and STOREFRONT / SLOPED GLAZING REPLACEMENT projects.

STOREFRONT / SLOPED GLAZING REPLACEMENT

Project Index #: 1943EXT1
Construction Cost \$40,000

The storefront glazing system shows significant signs of failure due to age, exposure, broken seals around the glazing panels, and water infiltration. This project would provide for a complete replacement of the storefront glazing and framing. Removal and disposal of the existing system is included in this estimate. This project should be implemented concurrently with the CMU DECORATIVE BLOCK REPLACEMENT and EXTERIOR/INTERIOR FINISHES projects. This project or a portion thereof was previously recommended in the FCA report dated 12/08/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2020.

BUILDING INFORMATION:

Gross Area (square feet): 576	IBC Occupancy Type 1: 100 % U
Year Constructed: 1990	IBC Occupancy Type 2: %
Exterior Finish 1: 30 % Precast Concrete/CM	Construction Type: Wood Post & Beam
Exterior Finish 2: 70 % Glazing / Open	IBC Construction Type: V-B
Number of Levels (Floors): 1	Basement? No
	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$129.17
Priority Class 2:	\$74,400	Total Facility Replacement Construction Cost:	\$144,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$74,400	FCNI:	52%

CEMETERY WELDING/STORAGE SHOP

SPWD Facility Condition Analysis - 1942

Survey Date: 6/16/2020

**CEMETERY WELDING/STORAGE SHOP
BUILDING REPORT**

The Cemetery Welding/Storage Shop is located at the West end of the Veterans Memorial Cemetery in Fernley, Nevada. The building is a structural steel prefabricated metal building with a small office / restroom area which is no longer in use. There are no plumbing fixtures in the restroom. The building is used primarily for storing, servicing, and repairing maintenance equipment for the cemetery. There is a ceiling hung propane fired heating unit and a side mounted evaporative cooler which staff indicated are not used. The building is in fair condition.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$27,500**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES **Project Index #: 1942EXT4**
Construction Cost \$3,500

The exterior finishes on the wood siding portion of the exterior and exterior doors is in poor condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope other than the roof, including caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that the building exterior be re-assessed in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

LIGHTING UPGRADE **Project Index #: 1942ENR2**
Construction Cost \$2,300

The building lighting fixtures are older fluorescent units and not energy efficient. This project will upgrade lighting fixtures to T-8 lamps with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. Sensors should be installed in low occupancy areas for additional savings. This project or a portion thereof was previously recommended in the FCA report dated 12/08/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2020.

ROOF REPLACEMENT **Project Index #: 1942EXT3**
Construction Cost \$21,700

The corrugated metal 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 standing seam metal roofing system and new vinyl faced insulation. This estimate includes removal and disposal of the old roofing system.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$7,200**
Long-Term Needs **Four to Ten Years**

INSTALL PIPE BOLLARDS **Project Index #: 1942SIT3**
Construction Cost \$7,200

The building is surrounded by asphalt paving. This project would add 8" diameter pipe bollards to protect the exterior of the building and external utility riser connections. 12 pipe bollards was used to generate this estimate. This project or a portion thereof was previously recommended in the FCA report dated 12/08/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/16/2020.

BUILDING INFORMATION:

Gross Area (square feet): 1,152	IBC Occupancy Type 1: 100 % S-1
Year Constructed: 1990	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered Steel Building
Exterior Finish 2: %	IBC Construction Type: III-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$30.12
Priority Class 2:	\$27,500	Total Facility Replacement Construction Cost:	\$173,000
Priority Class 3:	\$7,200	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$34,700	FCNI:	20%

NOTES:

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.128 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Division	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



Northern Nevada Veterans Memorial Cemetery Site - Site #9898
Description: Concrete Courtyard between the Pavilion and Public Information Building.



Northern Nevada Veterans Memorial Cemetery Site - Site #9898
Description: Slurry Seal Paving Project.



Maintenance Shop - Building #2500
Description: Exterior of the Building.



Administration Office - Building #2499
Description: Exterior of the Building.



Cemetery Storage 2 - Building #2036
Description: Exterior of the Building.



Cemetery Storage 2 - Building #2036
Description: Exterior Finishes of the Building.



Cemetery Storage 1 - Building #2035
Description: Exterior of the Building.



Cemetery Public Information Office - Building #1944
Description: Exterior of the Building.



Cemetery Pavilion - Building #1943
Description: Exterior of the Building.



Cemetery Pavilion - Building #1943
Description: Glazing Replacement Project.



Cemetery Pavilion - Building #1943
Description: CMU Decorative Block Replacement Project.



Cemetery Welding / Storage Shop - Building #1942
Description: Rear Exterior of the Building.



Cemetery Welding / Storage Shop - Building #1942
Description: Roof Replacement Project – Multiple Roof Leaks.