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
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.
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<th>Facility Condition Needs Index Report</th>
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<td>CEMETERY PAVILION</td>
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<td>2036</td>
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<td>ADMINISTRATION OFFICE</td>
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<td>1944</td>
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<td>9898</td>
<td>NORTHERN VETERANS MEMORIAL CEMETERY SITE</td>
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</tbody>
</table>

**Report Totals:**

- **7,632**
- **$19,600**
- **$215,660**
- **$61,104**
- **$296,364**
- **$1,756,800**

17%
### Acronyms List

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Definition</th>
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<tr>
<td><strong>Building Codes, Laws, Regulations and Guidelines</strong></td>
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<tr>
<td>AHJ</td>
<td>Authority Having Jurisdiction</td>
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<tr>
<td>AWWA</td>
<td>American Water Works Association</td>
</tr>
<tr>
<td>HVAC</td>
<td>Heating, Ventilating &amp; Air Conditioning</td>
</tr>
<tr>
<td>IBC</td>
<td>International Building Code</td>
</tr>
<tr>
<td>ICC</td>
<td>International Code Council</td>
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<td>IEBC</td>
<td>International Existing Building Code</td>
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<td>International Energy Conservation Code</td>
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<td>IFC</td>
<td>International Fire Code</td>
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<td>IFGC</td>
<td>International Fuel Gas Code</td>
</tr>
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<td>IRC</td>
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<tr>
<td>NFPA</td>
<td>National Fire Protection Association</td>
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<td>NEC</td>
<td>National Electrical Code</td>
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<tr>
<td>OSHA</td>
<td>Occupational Safety and Health Administration</td>
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<td>SAD</td>
<td>Standards for Accessible Design</td>
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<td>SMACNA</td>
<td>Sheet Metal and Air Conditioning Contractors National Association</td>
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<td>UMC</td>
<td>Uniform Mechanical Code</td>
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<tr>
<td>UPC</td>
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<tr>
<td><strong>State of Nevada</strong></td>
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<td>CIP</td>
<td>Capital Improvement Project</td>
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<tr>
<td>FCA</td>
<td>Facility Condition Analysis</td>
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<td>FCNI</td>
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<tr>
<td>FRC</td>
<td>Facility Replacement Cost</td>
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<td>NAC</td>
<td>Nevada Administrative Code</td>
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<tr>
<td>NDEP</td>
<td>Nevada Department of Environmental Protection</td>
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<tr>
<td>NRS</td>
<td>Nevada Revised Statutes</td>
</tr>
<tr>
<td>SFM</td>
<td>State Fire Marshal</td>
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<td>SHPO</td>
<td>State Historic Preservation Office</td>
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<tr>
<td>SPWD</td>
<td>State Public Works Division</td>
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<tr>
<td><strong>Miscellaneous</strong></td>
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<tr>
<td>DDC</td>
<td>Direct Digital Controls</td>
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<tr>
<td>FRP</td>
<td>Fiberglass Reinforced Plastic</td>
</tr>
<tr>
<td>GFCI</td>
<td>Ground Fault Circuit Interrupter</td>
</tr>
<tr>
<td>LED</td>
<td>Light Emitting Diode</td>
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<tr>
<td>PRV</td>
<td>Pressure Regulating Valve</td>
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<tr>
<td>TDD</td>
<td>Telecommunications Device for the Deaf</td>
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<tr>
<td>VCT</td>
<td>Vinyl Composite Tile</td>
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This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.
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<td>NORTHERN VETERANS MEMORIAL CEMETERY SITE</td>
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</table>
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**

**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
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**

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**

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**

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
- **Year Constructed:** 2004
- **Exterior Finish 1:** 100% Concrete Masonry U
- **Exterior Finish 2:** 0%
- **IBC Occupancy Type 1:** 100% S-2
- **Concrete Masonry Units & Wood** Construction Type
- **IBC Construction Type:** V-B
- **Number of Levels (Floors):** 1
- **Basement?** No
- **Percent Fire Suppressed:** 100%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $50
- **Priority Class 2:** $0
- **Priority Class 3:** $30,000
- **Grand Total:** $30,050

- **Project Construction Cost per Square Foot:** $16.05
- **Total Facility Replacement Construction Cost:** $468,000
- **Facility Replacement Cost per Square Foot:** $250
- **FCNI:** 6%
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.

**PRIORIT Y CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $19,400

**Currently Critical**

**Project Index #:** 2499SIT1

**Construction Cost:** $4,400

**ADA SIGNAGE & STRIPING**

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.

**Construction Cost**

$4,400

**Project Index #:** 2499SIT1

**EGRESS DOOR INSTALLATION**

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.

**Construction Cost**

$15,000

**Project Index #:** 2499SFT1

**PRIORIT Y CLASS 3 PROJECTS**

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

**Long-Term Needs**

**Project Index #:** 2499LGT1

**Construction Cost:** $10,800

**EXTERIOR FINISHES**

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.

**Construction Cost**

$10,800

**Project Index #:** 2499LGT1

**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 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
Year Constructed: 2004
Exterior Finish 1: 90% Concrete Masonry Units
Exterior Finish 2: 10% Glazing
Number of Levels (Floors): 1
Basement? No

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $19,400
Priority Class 2: $0
Priority Class 3: $21,600
Grand Total: $41,000

Project Construction Cost per Square Foot: $18.98
Total Facility Replacement Construction Cost: $648,000
Facility Replacement Cost per Square Foot: $300

FCNI: 6%
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.

**EXTERIOR FINISHES**

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
- Year Constructed: 1997
- Exterior Finish 1: 100% Concrete Masonry Unit
- Exterior Finish 2:%
- Number of Levels (Floors): 1
- Basement? No
- Percent Fire Suppressed: 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% |
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.

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

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $0
- Priority Class 3: $2,304
- Grand Total: $2,304

- Project Construction Cost per Square Foot: $2.00
- Total Facility Replacement Construction Cost: $86,000
- Facility Replacement Cost per Square Foot: $75
- FCNI: 3%
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**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
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<tbody>
<tr>
<td><strong>WATER HEATER SEISMIC BRACING</strong></td>
<td>Project Index #: 1944SFT1</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$150</td>
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</table>

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.

**TOTAL CONSTRUCTION COST FOR PRIORITY 1 PROJECTS:** $150

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
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<tr>
<td><strong>EXTERIOR FINISHES</strong></td>
<td>Project Index #: 1944EXT1</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$2,880</td>
</tr>
</tbody>
</table>

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.

**TOTAL CONSTRUCTION COST FOR PRIORITY 2 PROJECTS:** $5,760

**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:**

<table>
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<tr>
<th>Gross Area (square feet):</th>
<th>576</th>
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</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1990</td>
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<tr>
<td>Exterior Finish 1:</td>
<td>100 % Concrete Masonry U</td>
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<tr>
<td>Exterior Finish 2:</td>
<td>0 % IBC Construction Type: V-A</td>
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<tr>
<td>Number of Levels (Floors):</td>
<td>1 Basement? No</td>
</tr>
</tbody>
</table>

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1: | $150 |
| Priority Class 2: | $5,760 |
| Priority Class 3: | $0 |

**Project Construction Cost per Square Foot:** $10.26

**Total Facility Replacement Construction Cost:** $202,000

**Facility Replacement Cost per Square Foot:** $350

**FCNI:** 3%
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

<table>
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<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
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<tr>
<td>1943EXT3</td>
<td>$20,000</td>
</tr>
<tr>
<td>1943EXT2</td>
<td>$14,400</td>
</tr>
<tr>
<td>1943EXT1</td>
<td>$40,000</td>
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CMU Decorative Block Replacement

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

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

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

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
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<th>Priority Class</th>
<th>Value</th>
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<tbody>
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<td>Priority Class 2</td>
<td>$74,400</td>
<td>Total Facility Replacement Construction Cost: 144,000</td>
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<td>Priority Class 3</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot: 250</td>
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<td>Grand Total</td>
<td>$74,400</td>
<td>FCNI: 52%</td>
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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 are not used. The building is in fair condition.

**EXTERIOR FINISHES**

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 reassessed in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

- **Project Index #:** 1942EXT4
- **Construction Cost:** $3,500

**LIGHTING UPGRADE**

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.

- **Project Index #:** 1942ENR2
- **Construction Cost:** $2,300

**ROOF REPLACEMENT**

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.

- **Project Index #:** 1942EXT3
- **Construction Cost:** $21,700

**INSTALL PIPE BOLLARDS**

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 were 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 Index #:** 1942SIT3
- **Construction Cost:** $7,200
BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>1,152</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1990</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 %</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>%</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1</td>
</tr>
<tr>
<td>Basement?</td>
<td>No</td>
</tr>
</tbody>
</table>

IBC Occupancy Type 1: 100 % S-1  
IBC Occupancy Type 2: 0 %  
Construction Type: Engineered Steel Building  
IBC Construction Type: III-B  
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$27,500</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$7,200</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$34,700</td>
</tr>
</tbody>
</table>

Project Construction Cost per Square Foot: $30.12  
Total Facility Replacement Construction Cost: $173,000  
Facility Replacement Cost per Square Foot: $150  
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.