

State of Nevada
Department of Conservation & Natural Resources
Division of Forestry

SIERRA FRONT INTERAGENCY DISPATCH CENTER

2311 Firebrand Circle
Minden, Nevada 89423

Site Number: 9900
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in December 2021

State of Nevada
Department of Conservation & Natural Resources
Division of Forestry

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: 9900

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
2490	SIERRA FRONT INTERAGENCY DISPATCH CENTER 2311 Firebrand Circle Minden	6500	1991	6/4/2021	\$38,500	\$239,800	\$128,300	\$406,600	\$2,275,000	18%
0661	NDOW AIRCRAFT HANGAR 2295 Firebrand Circle Minden	6400	1996	6/4/2021	\$37,500	\$7,500	\$22,800	\$67,800	\$1,600,000	4%
2491	SIERRA FRONT INTERAGENCY HANGAR 2301 Firebrand Circle Minden	7700	1991	6/4/2021	\$32,500	\$27,900	\$35,800	\$96,200	\$2,310,000	4%
9900	SIERRA FRONT INTERAGENCY DISPATCH CENTER 2311 Firebrand Circle Minden		0	6/4/2021	\$10,400	\$599,000	\$0	\$609,400		0%
Report Totals.....:		20,600			\$118,900	\$874,200	\$186,900	\$1,180,000	\$6,185,000	19%

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.

SPWD Facility Condition Analysis

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SIERRA FRONT INTERAGENCY DISPATCH CENTER BUILDING REPORT

The Sierra Front Interagency Dispatch Center is located at the airport in Minden, Nevada. There are three State owned structures on land leased from BLM. They have city water and sewer service as well as natural gas. The dispatch building has a designated parking area with ADA accessible parking and route into the facility. The site is mostly paved with some minimal landscaping surrounding the dispatch facility and public parking.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$10,400**
Currently Critical **Immediate to Two Years**

SITE BOLLARDS

Project Index #: 9900SIT3
Construction Cost \$10,400

There is a filling station on the helicopter apron to distribute water or fire retardant. It is not protected by concrete bollards and has been backed into at least once. This area is in need of bollards to protect the filling station equipment. This project would provide funding for 8 - eight inch diameter bollards to be located on each corner of the filling station. This project or a portion thereof was previously recommended in the FCA report dated 11/12/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2021.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$599,000**
Necessary - Not Yet Critical **Two to Four Years**

ABOVE GROUND FUEL TANK UPGRADES

Project Index #: 9900ENV1
Construction Cost \$55,500

The existing above ground fuel tanks are located on a concrete slab with no curbs to contain spills, no lighting and the emergency shut-off switch is in the wrong building. The fuel tanks are double wall compliant tanks however due to the immediate proximity of a storm drain drop inlet, there are still risks of environmental contamination from fuel spillage during fueling operations. This project would install a concrete curb around the tanks to prevent soil contamination, a drain with a sand/ oil separator, outdoor lighting around the tanks and provisions to relocate the emergency shut-off switch from the Wildlife hangar to the Forestry hangar. This project should be implemented concurrently with the REGRADE NDOW HANGAR APRON project. This project or a portion thereof was previously recommended in the FCA report dated 11/12/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2021.

CRACK FILL & SLURRY SEAL ASPHALT PAVING

Project Index #: 9900SIT1
Construction Cost \$412,500

It is important to maintain the asphalt concrete paving on the site. This project would provide for crack filling and slurry sealing of the paving site wide including access roads, parking areas and the helicopter apron. 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. 250,000 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 11/12/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2021.

EXTERIOR SOLAR SITE LIGHTING INSTALLATION

Project Index #: 9900SIT2
Construction Cost \$85,000

There is very little site lighting for the access road, parking area and around the buildings which is a security and safety concern. This project would provide for the installation of 10 solar powered LED exterior light fixtures, 20 foot tall poles and 30" diameter raised concrete bases. This installation will eliminate the need for trenching and electrical connections. This project or a portion thereof was previously recommended in the FCA report dated 11/12/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2021.

Project Index #: 9900PLM1

Construction Cost \$6,000

IRRIGATION SYSTEM REPLACEMENT

The existing landscape irrigation lines throughout the site are reaching the end of their expected life and should be scheduled for replacement. This project would provide for the removal of the existing irrigation lines and the purchase and installation of new lines. 4,000 linear feet was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 11/12/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2021.

Project Index #: 9900SIT5

Construction Cost \$40,000

REGRADE NDOW HANGAR APRON

The asphalt apron in front of the NDOW hanger as a drainage swale extending diagonally across the hangar entry apron. This makes it difficult for aircraft to enter and exit the hangar. This project would fund pavement removal, relocation of storm water drop inlet, regrading and re-paving the hangar apron.

This project should be implemented concurrently with the ABOVE GROUND FUEL TANK UPGRADES project.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$10,400
Priority Class 2:	\$599,000
Priority Class 3:	\$0
Grand Total:	\$609,400

SIERRA FRONT INTERAGENCY HANGAR

SPWD Facility Condition Analysis - 2491

Survey Date: 6/4/2021

SIERRA FRONT INTERAGENCY HANGAR
BUILDING REPORT

The building is a pre-engineered metal structure with floor mounted rolling aircraft doors. The Hangar houses both fixed and rotary wing aircraft, offices, storage, and maintenance spaces. It is sprinklered and has radiant heating in the bay. Offices, and other personnel spaces are served by high efficiency gas fired Forced Air Unit (FAU) furnaces. The hangar floor is drained by two trench drains parallel to the aircraft doors draining to an oil water separator.

PRIORITY CLASS 1 PROJECTS Total Construction Cost for Priority 1 Projects: \$32,500
Currently Critical Immediate to Two Years

ARC FLASH and ELECTRICAL COORDINATION STUDY

Project Index #: 2491ELE2
Construction Cost \$10,000

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

FIRE SPRINKLER SYSTEM UPGRADE

Project Index #: 2491SFT1
Construction Cost \$22,500

The Hangar has a combustible shed roof that has been constructed on the East side of the building over the existing emergency generator exhaust and the indoor fuel tank vent. This project would design and install sprinkler protection throughout the building. The cost does not include a possible fire pump.

This project or a portion thereof was previously recommended in the FCA report dated 12/14/2004 and 11/12/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2021.

PRIORITY CLASS 2 PROJECTS Total Construction Cost for Priority 2 Projects: \$27,900
Necessary - Not Yet Critical Two to Four Years

FLOORING REPLACEMENT

Project Index #: 2491INT1
Construction Cost \$17,900

The vinyl flooring and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 2 - 3 years.

This project or a portion thereof was previously recommended in the FCA report dated 07/07/2004 and 11/12/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2021.

FOLD-UP DOOR REPAIRS

Project Index #: 2491EXT2
Construction Cost \$10,000

The large fold-up door on the north side of the Hangar is no longer operating and due for maintenance. The cables are fraying and the pulleys and other hardware are worn. This project would provide for the inspection and maintenance of the door including replacing the cables, greasing the hardware and replacing any other parts as necessary.

This project or a portion thereof was previously recommended in the FCA report dated 11/12/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2021.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$35,800

Long-Term Needs

Four to Ten Years

Project Index #: 2491EXT1

Construction Cost \$15,400

EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2491INT3

Construction Cost \$20,400

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings in the office areas at least once in the next 5 - 6 years and that this project is 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): 7,700	IBC Occupancy Type 1: 100 % S-1
Year Constructed: 1991	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered Steel Structure
Exterior Finish 2: 0 %	IBC Construction Type: I-B
Number of Levels (Floors): 1	Percent Fire Supressed: 85 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$32,500	Project Construction Cost per Square Foot: \$12.49
Priority Class 2: \$27,900	Total Facility Replacement Construction Cost: \$2,310,000
Priority Class 3: \$35,800	Facility Replacement Cost per Square Foot: \$300
Grand Total: \$96,200	FCNI: 4%

**SIERRA FRONT INTERAGENCY DISPATCH CENTER
BUILDING REPORT**

The dispatch center is a wood framed structure with a single-ply and standing seam metal roofing system on a concrete foundation. The single ply roofing was replaced in 2009 with a 15 year warranty. The facility contains dispatch areas, a conference room, support offices and storage areas as well as Men's and Women's restrooms which are mostly ADA compliant. The NDF, BLM, U. S. Forestry Service and the Bureau of Indian Affairs share this building. The HVAC system was replaced in 2018 and consists of two boilers, a cooling tower and 10 Water Source Heat Pumps. The building is protected by a fire alarm and fire sprinkler systems.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$38,500**
Currently Critical **Immediate to Two Years**

ADA ENTRANCE REPAIRS

Project Index #: 2490ADA2
Construction Cost \$7,500

The main ADA entrance is no longer compliant possibly due to the concrete settling and causing the elevation change into the building to exceed the limits. This project would provide for removing the concrete in front of the door and installing new concrete within the accessible limits to approach the entrance door. ADA compliant signage is also included in this project. 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.

This project or a portion thereof was previously recommended in the FCA report dated 11/12/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2021.

ARC FLASH and ELECTRICAL COORDINATION STUDY

Project Index #: 2490ELE4
Construction Cost \$10,000

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

BREAK ROOM REMODEL

Project Index #: 2490ADA3
Construction Cost \$15,000

The employee lounge does not meet the Americans with Disabilities Act (ADA) requirements. It is recommended to upgrade some of the features of the room for compliance with accessibility standards for employees (Title I). This project would provide funding for construction of an accessible sink and faucet, an accessible space at one of the dining tables and an accessible path of travel throughout the room. 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.

This project or a portion thereof was previously recommended in the FCA report dated 11/12/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2021.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Project Index #: 2490ADA4
Construction Cost \$6,000

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. Note that a bottle filler integrated into a drinking fountain does not make the water fountain accessible. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

This project or a portion thereof was previously recommended in the FCA report dated 11/12/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2021.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$239,800

Necessary - Not Yet Critical

Two to Four Years

**Project Index #: 2490INT1
Construction Cost \$58,000**

FLOORING REPLACEMENT

The carpet and floor tiles in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new heavy duty commercial grade carpet and padded carpet tiles for the raised floor in the Dispatch area in the next 2-3 years. This project excludes porcelain floor tile in restrooms.

This project or a portion thereof was previously recommended in the FCA report dated 12/14/2004 and 11/12/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2021.

**Project Index #: 2490INT4
Construction Cost \$1,800**

JANITORS CLOSET REPAIRS

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

This project or a portion thereof was previously recommended in the FCA report dated 12/14/2004 and 11/12/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2021.

**Project Index #: 2490INT5
Construction Cost \$15,000**

KITCHENETTE REPLACEMENT

The small kitchenette for the sleeping quarters is in fair to poor condition. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. The sink and refrigerator are no longer operating. This project recommends the replacement of the existing kitchen cabinets, countertops, fixtures and equipment with mid-range, high quality components.

This project or a portion thereof was previously recommended in the FCA report dated 12/14/2004 and 11/12/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2021.

**Project Index #: 2490SIT5
Construction Cost \$50,000**

PATIO UPGRADES

The patio on the west side of the building is due for upgrades to protect the integrity of the building. The patio is not sloped away from the building allowing water to pool up next to the building, infiltrate the windows and damage the concrete foundation walls. In cold weather, the water freezes at the entrance door and is a slipping hazard. A temporary ramp has been installed at the entrance door which is not compliant with the building code. There is a roof drain that terminates near the entrance and contributes to the problems. This project would create positive flow away from the building by removing the existing concrete, regrading, installing French drains as needed, installing a new concrete patio and extending the roof drains away from the building. The new patio elevation should meet the threshold of the entrance door and allow the temporary ramp to be removed.

This project or a portion thereof was previously recommended in the FCA report dated 11/12/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2021.

**Project Index #: 2490SEC1
Construction Cost \$90,000**

SECURITY SYSTEM INSTALLATION

The building does not have a security system. This project recommends video surveillance, motion detection, door switches, access control and related items be installed and interfaced with the fire alarm.

This project or a portion thereof was previously recommended in the FCA report dated 11/12/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2021.

This project should be implemented concurrently with the STOREFRONT SYSTEM REPLACEMENT project.

Project Index #: 2490EXT7

Construction Cost \$25,000

STOREFRONT SYSTEM REPLACEMENT

There are three sets of exterior aluminum entrance storefront systems that appear to be original to the building. They are damaged from age and general wear and tear and are a constant maintenance problem. This project would provide for the replacement and installation of three new exterior aluminum entrance storefront systems including hardware. Removal and disposal of the existing storefronts is included in this estimate.

This project should be implemented concurrently with the SECURITY SYSTEM INSTALLATION project.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$128,300

Long-Term Needs

Four to Ten Years

Project Index #: 2490EXT2

Construction Cost \$32,500

EXTERIOR FINISHES

The exterior finishes were in fair condition. 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 power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2490INT2

Construction Cost \$32,500

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 4 - 6 years and that this project is 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.

Project Index #: 2490EXT6

Construction Cost \$63,300

ROOF REPLACEMENT

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 2009 with a 15 year warranty. It is recommended that planning take place to re-roof in the next 10 years to be consistent with the roofing program.

BUILDING INFORMATION:

Gross Area (square feet): 6,500	IBC Occupancy Type 1: 75 % B
Year Constructed: 1991	IBC Occupancy Type 2: 25 % A-3
Exterior Finish 1: 100 % Painted Stucco / EIFS	Construction Type: Wood Framing
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$38,500	Project Construction Cost per Square Foot: \$62.55
Priority Class 2: \$239,800	Total Facility Replacement Construction Cost: \$2,275,000
Priority Class 3: \$128,300	Facility Replacement Cost per Square Foot: \$350
Grand Total: \$406,600	FCNI: 18%

NDOW AIRCRAFT HANGAR BUILDING REPORT

The building is a pre-engineered metal structure with floor mounted rolling aircraft doors. The Hangar houses both fixed and rotary wing aircraft, offices, storage, and maintenance spaces. It is sprinklered and has radiant heat in the bay. Offices, and other personnel spaces are served by a gas fired condenser cooled furnace. The hangar floor is drained by two trench drains parallel to the aircraft doors draining to an oil water separator.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$37,500**
Currently Critical **Immediate to Two Years**

ADA PARKING SPACE

Project Index #: 0661ADA1
Construction Cost \$10,500

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area and passenger loading area are necessary to comply with ADA requirements. This project would provide for a concrete van accessible ADA parking and loading space and walkway to the existing sidewalk. This will require regrading, installing P.C. concrete, striping, signage and any other necessary upgrades. 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.

This project or a portion thereof was previously recommended in the FCA report dated 07/07/2004 and 11/12/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2021.

ADA RESTROOM UPGRADE

Project Index #: 0661ADA3
Construction Cost \$1,500

The designated unisex ADA accessible restroom is not fully compliant. There is no pipe protection and it is missing a grab bar. A partial retrofit is necessary. This project would provide funding to bring the restroom into full ADA compliance. 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.

This project or a portion thereof was previously recommended in the FCA report dated 11/12/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2021.

ARC FLASH and ELECTRICAL COORDINATION STUDY

Project Index #: 0661ELE1
Construction Cost \$5,000

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

DOUBLE CHECK VALVE RELOCATION

Project Index #: 0661PLM1
Construction Cost \$15,000

The existing double check valve serving the fire protection system is located in an underground vault. The valve is difficult to test and service. In addition, the test connections on the valve are corroding due to ground moisture. This project would raise the valve, install it in an above ground heated enclosure that will provide access for annual testing. Relocating the valve will require a new hydraulic analysis of the water supply.

This project or a portion thereof was previously recommended in the FCA report dated 07/07/2004 and 11/12/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2021.

Project Index #: 0661ADA2

Construction Cost \$4,000

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

This building contains a water fountain that is not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements. Note that a bottle filler integrated into a drinking fountain does not make the water fountain accessible.

This project or a portion thereof was previously recommended in the FCA report dated 07/07/2004 and 11/12/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/04/2021.

Project Index #: 0661PLM2

Construction Cost \$1,500

LEAK REPAIRS

An intermittent water leak that is evident in the ceiling tiles of the fire riser and adjoining room had not been located at the time of the survey. Moisture in walls potentially could cause mold and dry rot. The source of the leak needs to be found and resolved.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$7,500

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0661HVA1

Construction Cost \$7,500

HVAC EQUIPMENT REPLACEMENT

The condensing unit connected to the furnace in the building was installed in approximately 1997. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production is mandated to be phased out completely by January 1, 2020. It is not energy efficient and has reached the end of its expected and useful life. This project would provide for the installation of a new HVAC split system in the existing furnace and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing condensing unit, cooling coil and all required connections to utilities.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$22,800

Long-Term Needs

Four to Ten Years

Project Index #: 0661EXT1

Construction Cost \$12,800

EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0661INT2

Construction Cost \$10,000

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 4 - 6 years and that this project is 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): 6,400	IBC Occupancy Type 1: 100 % S-1
Year Constructed: 1996	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered Steel Structure
Exterior Finish 2: %	IBC Construction Type: I-A
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$37,500	Project Construction Cost per Square Foot: \$10.59
Priority Class 2: \$7,500	Total Facility Replacement Construction Cost: \$1,600,000
Priority Class 3: \$22,800	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$67,800	FCNI: 4%

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



Sierra Front Interagency Dispatch Center Site – FCA Site #9900
Description: Regrade NDOW Hangar Apron.



Sierra Front Interagency Dispatch Center Site – FCA Site #9900
Description: Fuel Tanks Containment & Drain Relocation Recommended.



Sierra Front Interagency Dispatch Center Site – FCA Site #9900
Description: Crack Fill & Slurry Seal Needed.



Sierra Front Interagency Hangar – FCA Building #2491
Description: Exterior of the Building.



Sierra Front Interagency Hangar – FCA Building #2491
Description: Flooring Replacement Needed.



Sierra Front Interagency Dispatch Center – FCA Building #2490
Description: Exterior of the Building.



Sierra Front Interagency Dispatch Center – FCA Building #2490
Description: Non-Accessible Break Room Remodel Needed.



Sierra Front Interagency Dispatch Center – FCA Building #2490
Description: Dual Level Drinking Fountain Needed.



Sierra Front Interagency Dispatch Center – FCA Building #2490
Description: Storefront Door System Replacement Needed.



Sierra Front Interagency Dispatch Center – FCA Building #2490
Description: Janitors Closet Wall Repairs Needed.



NDOW Aircraft Hangar – FCA Building #0661
Description: Exterior of the Building.



NDOW Aircraft Hangar – FCA Building #0661
Description: Leak Repairs Needed.