

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

BOWERS NDF FIRE STATION (VACANT)

3905 Old Highway 395 North
Washoe Valley, Nevada

Site Number: 9903
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in November 2022

State of Nevada
Department of Conservation and 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: 9903

Facility Condition Needs Index Report

<u>Index #</u>	<u>Building Name</u>	<u>Sq. Feet</u>	<u>Yr. Built</u>	<u>Survey Date</u>	<u>Cost to Repair: P1</u>	<u>Cost to Repair: P2</u>	<u>Cost to Repair: P3</u>	<u>Total Cost to Repair</u>	<u>Cost to Replace</u>	<u>FCNI</u>
2482	DOMESTIC WELL PUMP HOUSE (VACANT) 3905 Old Highway 395 Washoe Valley	120	1950	10/13/2022	\$5,500	\$17,500	\$0	\$23,000	\$36,000	64%
2480	BOWERS FIRE STATION RESIDENCE (VACANT) 3905 Old Highway 395 Washoe Valley	780	1950	10/13/2022	\$140,500	\$8,500	\$12,400	\$161,400	\$390,000	41%
2481	STORAGE SHED (VACANT) 3905 Old Highway 395 Washoe Valley	600	1950	10/13/2022	\$30,300	\$2,500	\$0	\$32,800	\$120,000	27%
2479	BOWERS F.S. APPARATUS BAY/ANNEX(VACANT) 3905 Old Highway 395 Washoe Valley	5160	1950	10/13/2022	\$41,200	\$242,000	\$7,700	\$290,900	\$2,322,000	13%
9903	BOWERS NDF FIRE STATION SITE (VACANT) 3905 Old Highway 395 Washoe Valley		1950	10/13/2022	\$86,900	\$25,700	\$0	\$112,600		0%
Report Totals.....:		6,660			\$304,400	\$296,200	\$20,100	\$620,700	\$2,868,000	22%

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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BOWERS NDF FIRE STATION SITE (VACANT)

SPWD Facility Condition Analysis - 9903

Survey Date: 10/13/2022

BOWERS NDF FIRE STATION SITE (VACANT)

BUILDING REPORT

The site and facilities, located at the northwest end of Washoe Valley adjacent to Bowers Mansion County Park, was originally developed as an NDOT maintenance station. It was built in 1950 and later transferred to Nevada Division of Forestry (NDF) as a fire station. It is currently leased to Truckee Meadows Fire & Rescue. The Truckee Meadows Fire Department is intending to vacate the lease and return the site to (NDF). The site is currently vacant due to bat infestation in the Apparatus Bay building (#2479). However, the lessee is funding the process of bat exclusion and cleanup; therefore, it will not be further addressed in this report. This FCA Report was requested to document the current state of the property and facilities.

The following is a list of site improvements made by the lessees, provided by Truckee Meadows Division Chief Jay Cwiak and validated to the extent possible by review of previous FCA documentation. Each building report will also contain listed improvements.

1. Backup generator for fire station Building (#2479) and possibly the residence (#2480). Generator connection to the residence is yet to be confirmed; however, a visual survey of the electrical panel schedules indicate connection.
2. Wind mill power generator and associated equipment mounted to rear of fire station (#2479) - status is disabled with turbine generator and propellers removed from tower for safety due to wind damage. Wind mill is obsolete due to lack of parts availability.
3. New diesel fuel dispensing device.
4. Slurry Seal of asphalt pavement.

The site consists of a fire station apparatus building (#2479) that includes an office, kitchen and dorm; a storage building (#2481); a pump house (#2482) and a residence (#2480). The sole utility supplied to the site is electrical. The site has a domestic well, propane gas, and two septic systems serving the residence and the fire station. Internet communication is currently provided via a roof mounted dish receiver broadcast from a separate fire station across Washoe Lake.

The site and buildings were built in 1950 and therefore any changes or improvements are subject to review by the State Historical Preservation Office (SHPO).

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$86,900

Currently Critical

Immediate to Two Years

Project Index #: 9903ENV2

ABOVE GROUND FUEL TANK INSPECTION

Construction Cost \$1,500

The two above ground fuel tanks with integral secondary containment on the site need periodic inspections to maintain certification. This project will fund the inspection of the two tanks to the American Petroleum Institute (API) 653 standard or equivalent by a qualified inspection service.

Project Index #: 9903ADA1

ADA PARKING & PATH OF TRAVEL

Construction Cost \$65,000

The ADA provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to a building are necessary to comply with ADA accessibility requirements.

This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to both the Fire Station (#2479) and Residence (#2480). This will require regrading, placement of concrete, signage, striping 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. 1,300 square feet of concrete was used for this estimate.

Project Index #: 9903SFT1
Construction Cost \$18,900

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services or a site gas services with a single site metering station, consider installation at the tank(s) or main meter service if it feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

Project Index #: 9903PLM2
Construction Cost \$1,500

SEPTIC TANK SYSTEM MAINTENANCE

There are two buildings each with a septic tank and associated leach fields. They are in need of pumping to maintain the integrity of the leach lines and fields. This project would provide for the pumping of the two tanks. It is recommended that this project be scheduled on a cyclical basis based on usage.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$25,700

Necessary - Not Yet Critical Two to Four Years

Project Index #: 9903SIT2
Construction Cost \$25,700

PATCH, CRACK & SLURRY SEAL ASPHALT PAVING

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor replacement of deteriorated paving, minor crack filling and slurry sealing of the paving site wide. 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. 13,000 square feet of asphalt area was used to generate this estimate.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$86,900
Priority Class 2:	\$25,700
Priority Class 3:	\$0
Grand Total:	\$112,600

DOMESTIC WELL PUMP HOUSE (VACANT)

SPWD Facility Condition Analysis - 2482

Survey Date: 10/13/2022

**DOMESTIC WELL PUMP HOUSE (VACANT)
BUILDING REPORT**

The pump house is a wood framed shed on a concrete slab-on-grade foundation with an asphalt composition shingle roof. The roof has a hatch opening for access to the well riser piping and submersible pump. The shed contains the domestic well, controls and holding tank.

Improvements made to the building during the lease period:

- 1. Replacement of the asphalt shingle roofing system.
- 2. Installation of the roof hatch.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$5,500**
Currently Critical **Immediate to Two Years**

SHRUB AND TREE REMOVAL

Project Index #: 2482SIT1
Construction Cost \$5,000

There is a shrub that is in need of removal to prevent damage to the structure. This project would provide for the removal of the shrub next to the Pump House building on the northwest side.

WIRING CLEANUP

Project Index #: 2482ELE1
Construction Cost \$500

The flexible conduit connection to the well pump is damaged and an electrical enclosure cover is missing. This creates a safety issue. This project would provide for electrical wiring to be placed in the proper conduit and cover plates installed per NEC 2017.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$17,500**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR DOOR REPLACEMENT

Project Index #: 2482EXT4
Construction Cost \$2,500

The exterior wood panel door is damaged from age, general wear and tear, and has reached the end of its expected life. This project would provide for the replacement of the door assembly with a new metal door, frame and hardware. Removal and disposal of the existing door is included in this estimate.

EXTERIOR FINISHES

Project Index #: 2482EXT2
Construction Cost \$5,000

The exterior finishes are in poor 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 sanding, priming, painting and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project should be implemented concurrently with the Structural Repairs project.

STRUCTURAL REPAIRS

Project Index #: 2482EXT3
Construction Cost \$10,000

Roof members and sheathing are damaged and affect the integrity of the building. This project will replace the compromised rafters as well as fascia and sheathing as required.

This project should be implemented concurrently with the Exterior Finishes project.

BUILDING INFORMATION:

Gross Area (square feet): 120	IBC Occupancy Type 1: 0 %
Year Constructed: 1950	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 0 %	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type:
Number of Levels (Floors): 1	Basement? No
	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$5,500	Project Construction Cost per Square Foot: \$191.67
Priority Class 2: \$17,500	Total Facility Replacement Construction Cost: \$36,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$300
Grand Total: \$23,000	FCNI: 64%

STORAGE SHED (VACANT)

SPWD Facility Condition Analysis - 2481

Survey Date: 10/13/2022

**STORAGE SHED (VACANT)
BUILDING REPORT**

The Storage Shed is a wood framed single slope shed style structure on an elevated concrete stem wall foundation and an asphalt composition shingle roof. Exterior walls are clad in corrugated sheet metal. The floor of the building is concrete slab-on-grade. A lean-to awning roof is attached to the north side of the building.

Improvements made during the lease period:

- 1. The corrugated sheet metal roof was replaced with asphalt shingles.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$30,300

Currently Critical

Immediate to Two Years

ELECTRICAL UPGRADE

**Project Index #: 2481ELE1
Construction Cost \$300**

The building has an electrical outlet that is not protected by a ground fault circuit interrupter (GFCI). This project would provide for the replacement of the damaged electrical outlet with a (GFCI) outlet.

STRUCTURAL ASSESSMENT

**Project Index #: 2481STR1
Construction Cost \$5,000**

The raised stem wall at the rear of the building is visually bowing into the space. It appears that the tree growing on the exterior of the affected stem wall is the direct cause of the stem wall deflection. This project would fund a structural analysis of the affected stem wall and the necessary required corrective actions. The cost of stem wall repairs is not included in this estimate.

This project should be implemented concurrently with the Tree Removal project.

TREE REMOVAL & SOIL EXCAVATION

**Project Index #: 2481SIT1
Construction Cost \$25,000**

There is a tree in need of removal that has damaged the stem wall foundation of the building. This project would provide for removal of the tree behind the building, including the soil behind the stem wall, to determine the extent of stem wall damage.

PRIORITY CLASS 2 PROJECTS

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

Necessary - Not Yet Critical

Two to Four Years

LIGHTING UPGRADE

**Project Index #: 2481ELE2
Construction Cost \$2,500**

The existing interior and exterior light fixtures are the older incandescent and fluorescent types and are not energy efficient. This project will upgrade fixtures to LED units with a longer life cycle. Any electrical wiring upgrades are not included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 600	IBC Occupancy Type 1: 0 %
Year Constructed: 1950	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 0 %	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type:
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$30,300	Project Construction Cost per Square Foot: \$54.67
Priority Class 2: \$2,500	Total Facility Replacement Construction Cost: \$120,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$200
Grand Total: \$32,800	FCNI: 27%

BOWERS FIRE STATION RESIDENCE (VACANT)

SPWD Facility Condition Analysis - 2480

Survey Date: 10/13/2022

BOWERS FIRE STATION RESIDENCE (VACANT)

BUILDING REPORT

The Bowers Fire Station Residence is a wood framed structure on a concrete foundation with a full basement and an asphalt composition shingle roofing system. Inside are bedrooms, a kitchen and living area, and one restroom. The lessee made multiple improvements to the building and used the facility for office space and a conference room. The building is in good condition and the carpeted basement appears freshly painted.

The following is a list of improvements made by the lessee.

1. Fire Sprinklers added in 2010.
2. Asphalt roofing system replaced and fascia installed.
3. Propane fired forced air furnace and split A/C system.
4. Dual Pane Vinyl Windows installed.
5. Stucco exterior
6. Deck & stairs on south entry.
7. Electrical upgrade.
8. Carpeted basement.

Please note, caution should be taken when converting from one occupancy type to another. In this instance, converting residential to business occupancy requires consideration and implementation of accessibility requirements which will be addressed in this report.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$140,500

Currently Critical

Immediate to Two Years

ADA UNISEX RESTROOM REMODEL

Project Index #: 2480ADA2

Construction Cost \$39,200

This project addresses ADA accessibility items which would be required if this structure were to be converted to an office. This project would provide for the remodeling of the restroom into a unisex ADA compliant facility including a sink, toilet, grab bars, mirror, plumbing jacket and signage as indicated in the 2018 IBC Chapter 11, Section 1109.2. Minor plumbing modifications and room reconfiguration may be required and this cost estimate includes funds for minor modifications including removing the bathtub to provide more space, new vinyl composition flooring, and a new 3'-0" wide door with lever action door handles to replace the existing +/- 28" door.

This project or a portion thereof was previously recommended in the FCA report dated 03/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/13/2022.

ELECTRICAL UPGRADE

Project Index #: 2480ELE2

Construction Cost \$20,000

The residence was built in 1950 with approved wiring methods at the time of construction. There are electrical outlets in the building that are original and without proper grounding. In many locations, new surface mount electrical outlets have been installed that have proper grounding. This project will fund the replacement of the original wiring circuits with grounded wiring and replace the original two-prong outlets with grounded three-prong outlets. If the residence is to remain a residential occupancy, Arc Fault Circuit Interrupter devices will be required for circuits supplying power to outlets.

INSTALL ADA ACCESSIBLE RAMP & ENTRANCE

Project Index #: 2480ADA1

Construction Cost \$75,000

This project addresses ADA accessibility items which would be required if this structure were to be converted to an office. This project would provide for an ADA compliant ramp system and a new entry door with ADA compliant hardware and threshold. This project would be located on the west side of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 03/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/13/2022.

Project Index #: 2480SFT3

Construction Cost \$6,300

SMOKE AND CARBON MONOXIDE ALARM INSTALLATION

Section 907.2.9 of the 2018 IBC and 2018 IFC explain the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. IFC 2018 Section 908.7 carbon monoxide alarms group I or R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with carbon monoxide alarms. The carbon monoxide alarm shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer’s instructions. State Fire Marshal NAC 477.915 (3) requires that smoke detectors and carbon monoxide alarms be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of a smoke alarm and combo smoke alarm and carbon monoxide alarm in accordance with these codes.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$8,500

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 2480ELE1

Construction Cost \$4,700

LIGHTING UPGRADE

The existing lighting fixtures on the interior and exterior of the building are the older fluorescent and incandescent type and are not energy efficient. This project will upgrade fixtures to LED units with a longer life cycle. Occupancy sensors will be installed for additional savings. Electrical wiring upgrades have not been included in this estimate.

Project Index #: 2480INT3

Construction Cost \$3,800

WOOD FLOORING REFINISH

The wood flooring throughout the building is in poor condition showing signs of wear and should be scheduled to be refinished in the next 2 - 3 years. This project would provide for sanding, floor prep and application of a new floor finish

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$12,400

Long-Term Needs

Four to Ten Years

Project Index #: 2480EXT7

Construction Cost \$6,200

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 would provide funding to protect the exterior of the building excluding the roof. Included in the cost is repairing damaged areas of stucco, power washing, priming, painting and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be repaired and painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2480INT2

Construction Cost \$6,200

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 be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 780	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1950	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Stucco / EIFS	Construction Type: Wood & Concrete Framing
Exterior Finish 2: 0 %	IBC Construction Type: V-N
Number of Levels (Floors): 1	Percent Fire Suppressed: 100 %
Basement? Yes	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$140,500	Project Construction Cost per Square Foot: \$206.92
Priority Class 2: \$8,500	Total Facility Replacement Construction Cost: \$390,000
Priority Class 3: \$12,400	Facility Replacement Cost per Square Foot: \$500
Grand Total: \$161,400	FCNI: 41%

BOWERS F.S. APPARATUS BAY/ANNEX(VACANT)
BUILDING REPORT

The Apparatus Bay building is a wood framed structure on a concrete foundation with a corrugated metal roofing system. The original apparatus bay has an addition housing firefighter quarters, kitchen, common area, and an office. The addition has propane fired hydronic radiant floor heat. The quarters addition has a wood stove in the common area. In approximately 2006, the low-slope sheet metal roof over the addition was replaced with a single ply membrane. The apparatus bay is heated with two propane fired unit heaters. Both the apparatus bay and the addition have painted T1-11 type siding. In 2004, the windows in the Apparatus Bay were replaced with vinyl double pane windows. Since the site was leased, the following list of site improvements were provided by Truckee Meadows Division Chief Jay Cwiak and validated to the extent possible by review of previous FCA documentation.

1. Insulated rollup bay doors.
2. Plymovent vehicle exhaust system.
3. Sealed floor drains in two bays.
4. Vinyl windows in addition.
5. Exterior paint
6. Kitchen appliances

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$41,200**
Currently Critical **Immediate to Two Years**

ADA UNISEX RESTROOM REMODEL

Project Index #: 2479ADA2
Construction Cost \$39,200

This project addresses interior required ADA accessibility items. This project would provide for the remodeling of a restroom into a unisex ADA compliant facility including a sink, toilet, grab bars, mirror, plumbing jacket and signage as indicated in the 2018 IBC Chapter 11, Section 1109.2. Minor plumbing modifications and room reconfiguration may be required and this cost estimate includes funds for minor modifications including removing the bathtub to provide more space, new vinyl composition flooring, and a new 3'-0" wide door with lever action door handles to replace the existing +/- 28" door.

INTERIOR ACCESSIBILITY

Project Index #: 2479ADA1
Construction Cost \$2,000

There are two doorway access points between the Apparatus Bay and the Dorm area. Each doorway has a 4" step up from the Apparatus Bay that need access ramps. This project will fund the installation of wooden ramps.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$242,000**
Necessary - Not Yet Critical **Two to Four Years**

BOILER REPLACEMENT

Project Index #: 2479HVA1
Construction Cost \$15,000

The hot water boiler servicing the building was installed in 1998 and should be scheduled for replacement. The life expectancy of this unit is 20 to 25 years with proper maintenance and water treatment programs. Replacement parts for performing routine and emergency maintenance are hard to find for this older equipment. The controls and mixing valves should be replaced for the same reasons. This project would provide for the removal and disposal of the existing boiler, controls and mixing valves and replacement with new equipment including all required connections to utilities and equipment. The estimate is based on a 1.2 MBH maximum output hot water boiler and associated equipment.

EVAPORATIVE COOLER REPLACEMENT

**Project Index #: 2479HVA2
Construction Cost \$6,500**

An evaporative cooler is installed on the roof of this building. It is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler, new ducting, and ceiling diffuser to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

EXTERIOR FINISHES

**Project Index #: 2479EXT3
Construction Cost \$25,800**

The exterior finishes are in poor 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 sanding, priming, painting and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 -3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project should be implemented concurrently with the Exterior Siding Replacement project.

EXTERIOR LIGHTING REPLACEMENT

**Project Index #: 2479ELE2
Construction Cost \$5,300**

The building has perimeter lighting on the exterior of the building, but the light fixtures are old, failing, and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures using existing wiring.

EXTERIOR SIDING REPLACEMENT

**Project Index #: 2479EXT4
Construction Cost \$163,400**

The building has a painted masonite siding that is due for replacement. The existing siding is in very poor condition and will no longer hold paint. This project recommends removing the masonite siding and replacing it with T1-11 panels finished with a durable coat of paint. The cost of any structural and or rot repairs discovered upon removal of the siding are not included in this estimate.

This project should be implemented concurrently with the Exterior Finishes project.

PROTECTION AGAINST DECAY AND TERMITES

**Project Index #: 2479EXT5
Construction Cost \$5,000**

The building has grade soils in near contact with the exterior wood siding. Code (IBC 2018 Section 2304.12) requires a minimum of 6" clearance between wood siding and earth to prevent decay and termite infestations. This project provides for the removal of excess soils, regrading to ensure the proper slope away from the building and to provide the required soil clearances.

REPLACE CARPET

**Project Index #: 2479INT1
Construction Cost \$19,500**

Carpets in the quarters and office areas of the building are showing extreme wear and will need replacement. This project will replace the broadloom carpets with carpet tile to facilitate subsequent replacement of only those sections of carpet that are worn or damaged.

This project or a portion thereof was previously recommended in the FCA report dated 10/08/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/13/2022.

ROOF DRAIN DOWNSPOUT REPLACEMENT

**Project Index #: 2479EXT6
Construction Cost \$1,500**

The roof drain downspouts are damaged and in need of replacement. This project would provide for the replacement of roof drains with extensions approximately 5'-0" away from the perimeter of the building to prevent pooling and damage to the building.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$7,700

Long-Term Needs

Four to Ten Years

Project Index #: 2479INT3

OVERHEAD DOOR OPERATOR REPLACEMENT

Construction Cost \$5,000

There are five overhead doors that are motor operated. Two of the operators are older and should be planned for replacement. This project would replace two of the motors for the doors including remote operation, safety controls, and connection to existing utilities.

Project Index #: 2479PLM2

WATER HEATER REPLACEMENT

Construction Cost \$2,700

There is a 50 gallon propane-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 8 - 10 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 5,160	IBC Occupancy Type 1: 0 %
Year Constructed: 1950	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 0 %	Construction Type:
Exterior Finish 2: 0 %	IBC Construction Type:
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$41,200	Project Construction Cost per Square Foot: \$56.38
Priority Class 2: \$242,000	Total Facility Replacement Construction Cost: \$2,322,000
Priority Class 3: \$7,700	Facility Replacement Cost per Square Foot: \$450
Grand Total: \$290,900	FCNI: 13%

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



Bowers NDF Fire Station Site (Vacant) - FCA Site #9903
Description: Failing Pavement – Crack, Patch and Slurry Seal Needed.



Bowers NDF Fire Station Site (Vacant) - FCA Site #9903
Description: 1st Septic Tank Maintenance Located NE of Apparatus Bay/Annex (#2479).



Bowers NDF Fire Station Site (Vacant) - FCA Site #9903
Description: 2nd Septic Tank Maintenance Located NE of Residence (#2480).



Domestic Well Pump House (Vacant) - FCA Building #2482
Description: Shrub Removal Needed.



Domestic Well Pump House (Vacant) - FCA Building #2482
Description: Structural Repairs Needed.



Storage Shed (Vacant) - FCA Building #2481
Description: Exterior of the Building.



Storage Shed (Vacant) - FCA Building #2481
Description: Tree Removal and Structural Assessment of Stem Wall Needed.



Bowers Fire Station Residence (Vacant) - FCA Building #2480
Description: Building Exterior and ADA Ramp Needed.



Bowers Fire Station Residence (Vacant) - FCA Building #2480
Description: Flooring Refinish Needed.



Bowers Fire Station Residence (Vacant) - FCA Building #2480
Description: Wired Smoke and Carbon Monoxide Detectors Needed.



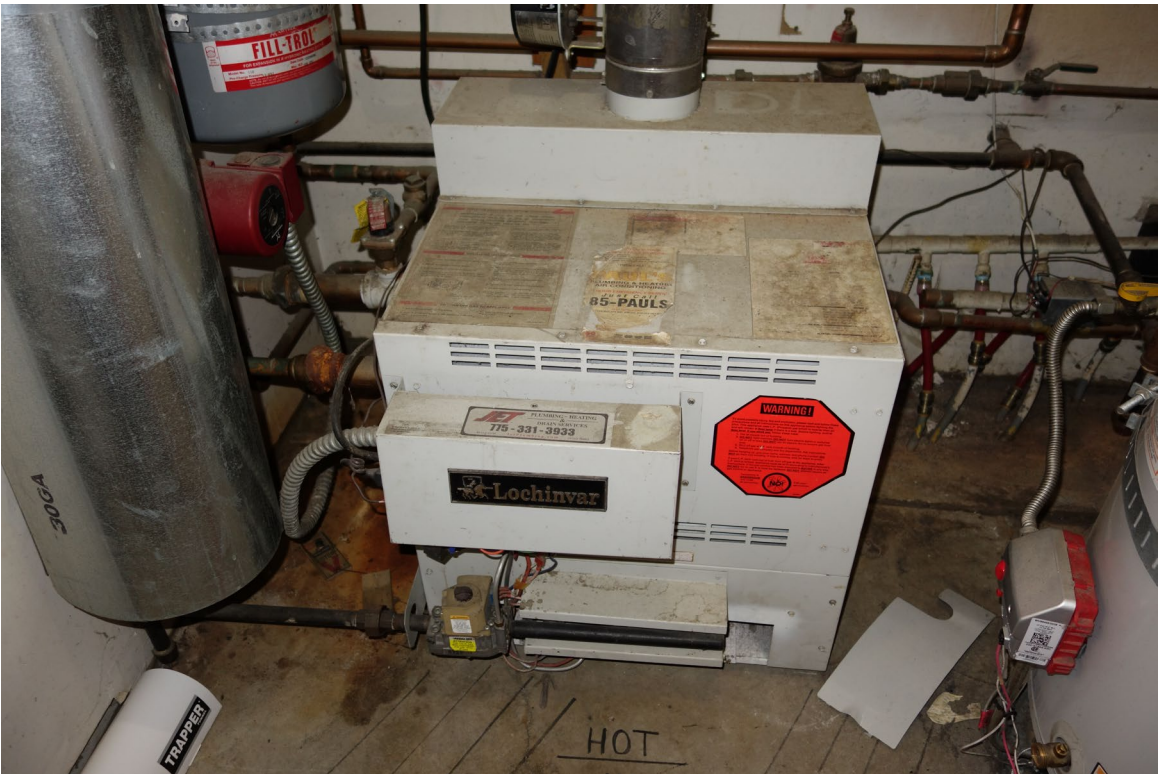
Bowers Fire Station Apparatus Bay/Annex (Vacant) - FCA Building #2479
Description: View of the Building.



Bowers Fire Station Apparatus Bay/Annex (Vacant) - FCA Building #2479
Description: Accessible Unisex Restroom Needed.



Bowers Fire Station Apparatus Bay/Annex (Vacant) - FCA Building #2479
Description: Interior Ramps/Accessibility Needed.



Bowers Fire Station Apparatus Bay/Annex (Vacant) - FCA Building #2479
Description: Boiler Replacement Planning Recommended.



Bowers Fire Station Apparatus Bay/Annex (Vacant) - FCA Building #2479
Description: Siding Replacement and Clearance to Grade Needed.



Bowers Fire Station Apparatus Bay/Annex (Vacant) - FCA Building #2479
Description: Roof Drain Downspout Replacement Needed.