



STATE OF NEVADA
STATE PUBLIC WORKS DIVISION

FACILITY CONDITION ASSESSMENT REPORT FOR:



OFFICE OF THE MILITARY
NATIONAL GUARD

SITE #: 9919

PLUMB LANE READINESS CENTER SITE - USA
685 E PLUMB LN
RENO, NV 89502-3505



Survey Date: 1/5/2023

Distribution Date: 5/29/2024

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FACILITY CONDITION ASSESSMENT INTRODUCTION

PROGRAM

Created under the authority of NRS 341.128. (Legislature, 2022). The State Public Works Division's (SPWD) Facility Condition Assessment (FCA) program periodically inspects all state-owned buildings excluding those owned by the Nevada System of Higher Education (NSHE). Additionally, Nevada Department of Transportation (NDOT) and Legislature buildings are assessed by their own agencies. SPWD FCA personnel conduct interviews with site staff, review documents, and perform walk-throughs to assess the physical condition of the building's components and systems. The outcome of the assessment is a report of the overall site condition and infrastructure findings for the site and building(s) located on the site. The Legislative Commission will be notified if there are any serious concerns reported.

REPORT

The purpose of the report is to provide a documentary framework to assist the agency and SPWD in optimizing and maintaining the physical condition of the state's building portfolio; develop capital budgets and prioritize resources. Agencies may find it helpful in calculating funding required to meet future budgetary needs. Additionally, it augments SPWDs Capital Improvement Program's (CIP) planning phase.

Projects are identified and categorized under the building management systems listed below (Figure 1.) and assigned a priority (Figure 2.) and a status (Figure 3.).

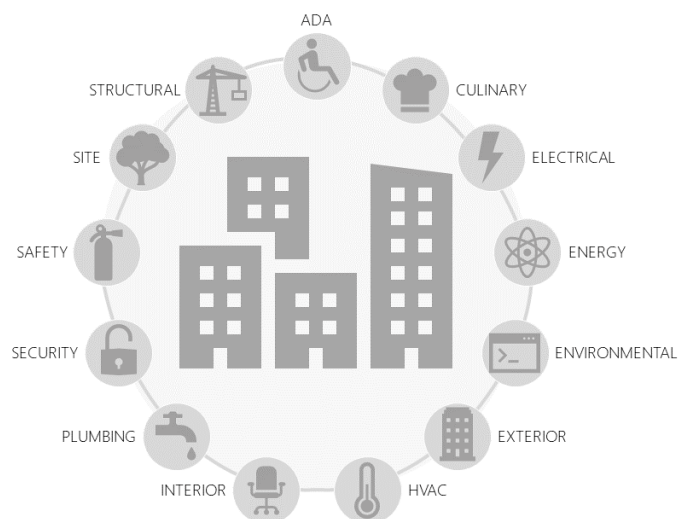
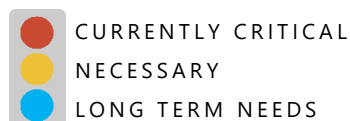


FIGURE 2.



The STATUS of a project can be:

FIGURE 3.

COMPLETED	Project has finished.
IN PROGRESS	Project is on-going.
CANCELED	Project was dropped.
DEFERRED	Project has been postponed.
NEW	Project is new, discovered and written during a site survey.

The appendices provide supplementary material for a more comprehensive understanding of priority categorization, cost estimates and facility management standards.

APPENDIX A	PROJECT IDENTIFICATION (ID) CATEGORIES
APPENDIX B	MAINTENANCE PROJECTS AND COST ESTIMATES
APPENDIX C	FACILITY CONDITION INDEX
APPENDIX D	PROJECT PRIORITY CLASSIFICATIONS
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DISCLAIMER

1. The report was prepared by the SPWD under the authority of [NRS 341.128](#) for use as a planning resource.
2. The report does not guarantee funding and should not be used for budgetary purposes.
3. Qualified individuals should develop the overall project's budget estimate and scope.
4. The actual overall project costs will vary from those reported after the final scope and budgets are developed.
5. This report provides estimated hard costs (construction) and excludes soft costs (project) such as consultant fees, permit fees, and FF&E (furniture, fixtures, equipment).
6. Materials and costs noted here may be affected by new methods of construction, agency projects, and individual projects, as well as pending and proposed Capital Improvement Projects (CIP).
7. The deficiencies outlined in this report were noted in a visual survey, they do not represent the cost of a complete facility renovation or routine maintenance costs.

SITE MAP



BLDG #	NAME	YR BUILT	SQ FT	STATUS
2042	PLUMB LANE READINESS CENTER	1959	11,457	OCCUPIED
2043	STORAGE BUILDING 2	1965	2,611	OCCUPIED
2044	STORAGE BUILDING 1	1980	405	OCCUPIED
9919	PLUMB LANE READINESS CENTER SITE - USA	1958		OCCUPIED
04	TOTAL # OF BLDGS			

FACILITY CONDITION INDEX (FCI)

GRAPH



FCI is the total cost of necessary building repairs and renewal divided by the current cost of replacing the building. Each building's FCI score reflects the current condition of the building: *good*, *fair*, *poor*, or *critical*. It is normal to see buildings in all stages of condition.

The graph on the left shows the FCI for each building at the PLUMB LANE READINESS CENTER SITE - USA.

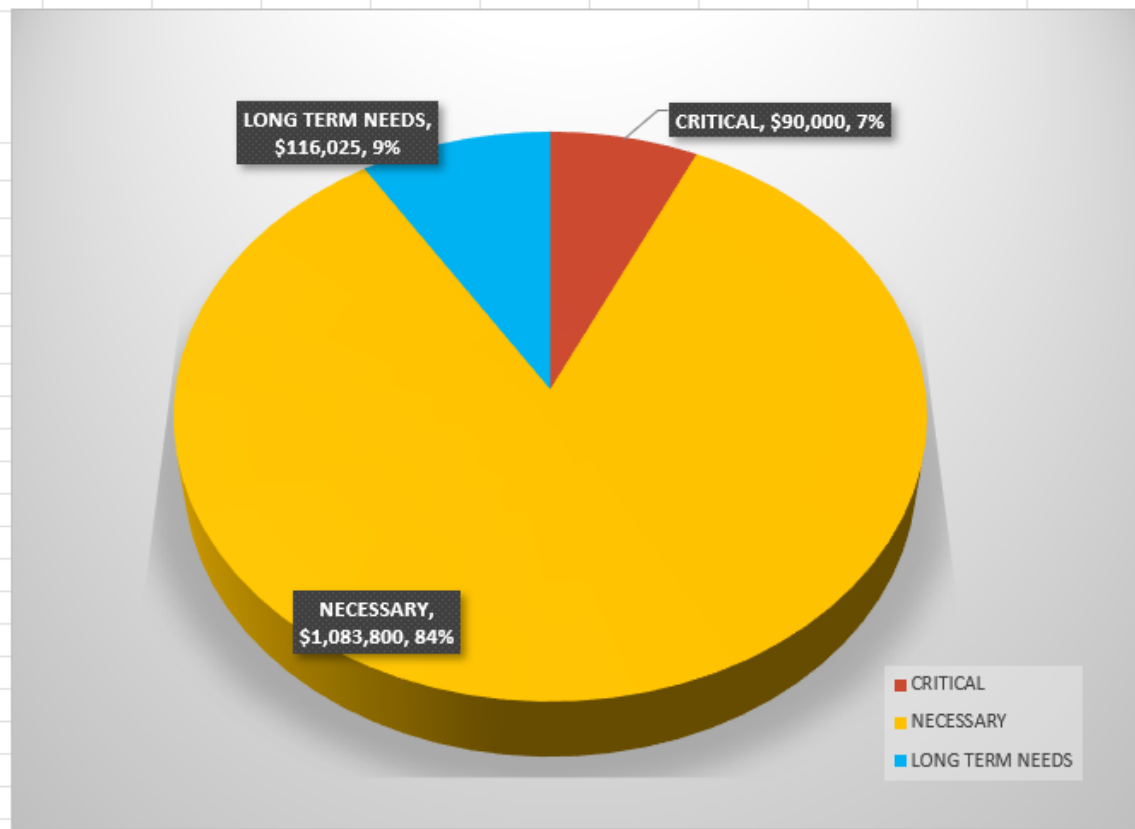
The percentages shown in the graph to the left were calculated using the figures in the report below.

DATA

SITE #: 9919

SURVEY DT	BLDG #	NAME	YR BUILT	SQ FT	PRIORITY CLASSES			PR CLASS	COST TO REPLACE	FCI
					CRITICAL (1) COST	NECESSARY (2) COST	LONG TERM (3) COST			
1/5/2023	9919	PLUMB LANE READINESS CENTER SITE - USA	1958		\$50,000	\$240,500	\$0	\$290,500		0%
1/5/2022	2043	STORAGE BUILDING 2	1965	2611	\$5,000	\$80,200	\$0	\$85,200	\$1,044,400	8%
1/5/2022	2044	STORAGE BUILDING 1	1980	405	\$0	\$12,000	\$2,025	\$14,025	\$162,000	9%
1/5/2023	2042	PLUMB LANE READINESS CENTER	1959	11457	\$35,000	\$751,100	\$114,000	\$900,100	\$7,962,600	11%
			TOTALS:	14,473	\$90,000	\$1,083,800	\$116,025	\$1,289,825	\$9,169,000	14%

COST BREAKDOWN BY PRIORITY



The percentages shown in the chart above were calculated using the figures in the PROJECTS BY PRIORITY section listed below. The chart above represents costs for the entire site.

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
1	Currently Critical	Immediate to 2
2	Necessary – Not Yet Critical	2 to 4
3	Long Term Needs	4 to 10

PROJECTS BY PRIORITY

PRIORITY 1 – CURRENTLY CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
2042	2042ADA7	DEFERRED	ADA DOOR UPGRADE	25,000.00
2042	2042SFT4	DEFERRED	EXTERIOR LANDING MODIFICATION	10,000.00
2043	2043SFT2	NEW	EXTERIOR LANDING MODIFICATION	5,000.00
9919	9919ADA3	NEW	ADA RAMP UPGRADE	50,000.00
				\$90,000.00

PRIORITY 2 – NECESSARY, NOT YET CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
2042	2042EXT3	NEW	SOFFIT AND RAIN GUTTER REPAIRS	75,000.00
2042	2042EXT4	NEW	ROOF REPLACEMENT	229,100.00
2042	2042PLM2	NEW	PLUMBING REPLACEMENT	334,200.00
2042	2042PLM3	NEW	REMODEL RESTROOMS	112,800.00
2043	2043EXT3	NEW	SOFFIT AND RAIN GUTTER REPAIRS	28,000.00
2043	2043EXT4	NEW	ROOF REPLACEMENT	52,200.00
2044	2044EXT2	DEFERRED	EXTERIOR DOOR REPLACEMENT	12,000.00
9919	9919SIT4	NEW	PATCH, CRACK & SLURRY SEAL ASPHALT PAVING	203,000.00
9919	9919SIT5	NEW	SIDEWALK REPLACEMENT	37,500.00
				\$1,083,800.00

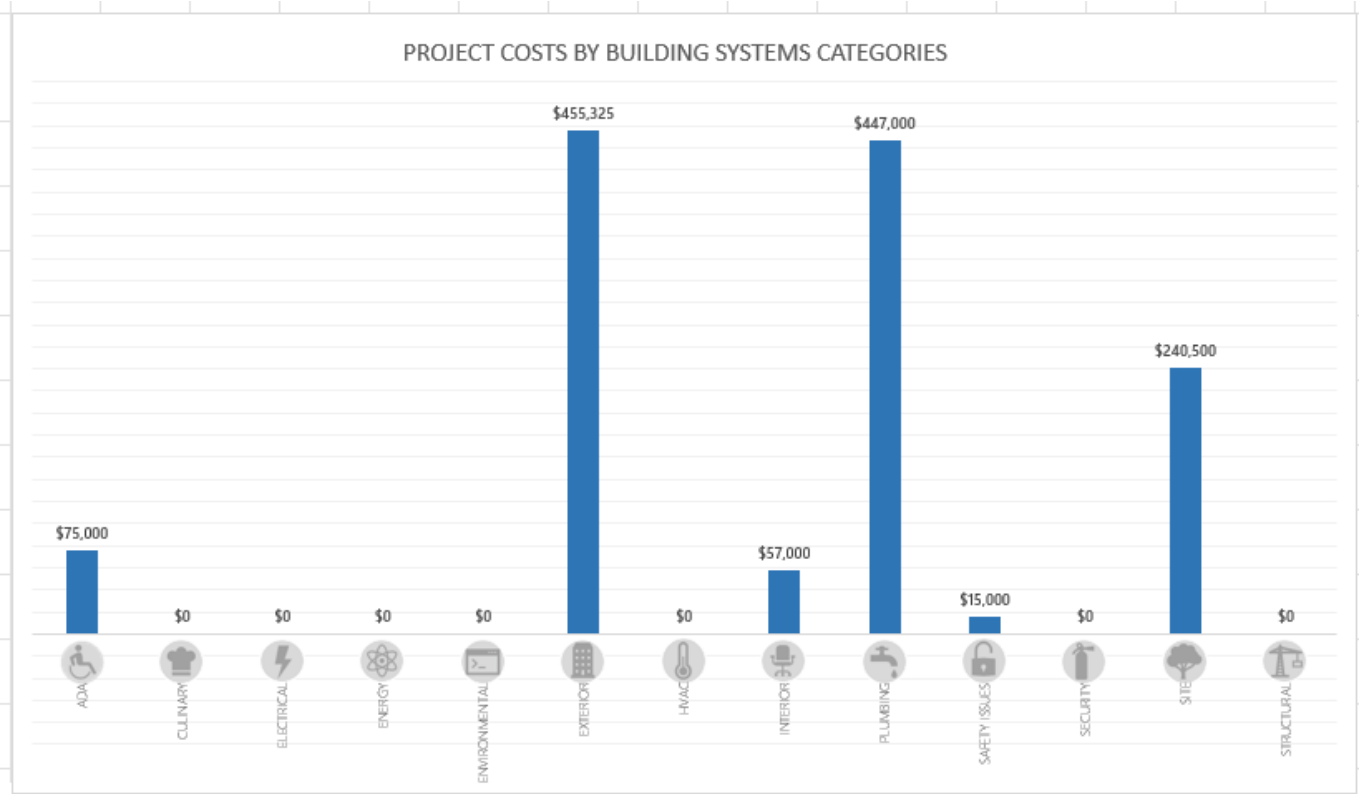
PRIORITY 3 – LONG TERM NEEDS

BLDG #	PROJECT #	STATUS	DESC	COST
2042	2042EXT2	DEFERRED	EXTERIOR FINISHES	57,000.00
2042	2042INT2	DEFERRED	INTERIOR FINISHES	57,000.00
2044	2044EXT1	DEFERRED	EXTERIOR FINISHES	2,025.00
				\$116,025.00
GRAND TOTAL				\$1,289,825.00

CONSTRUCTION PROJECT PORTFOLIO BY SITE/BUILDING

DISCLAIMER

- The deficiencies outlined in this report were noted in a visual survey, they do not represent the cost of a complete facility renovation or routine maintenance costs.



9919 – PLUMB LANE READINESS CENTER SITE - USA **OCCUPIED**

FACILITY USAGE: SITE - NONSTATE (LEASED)

CONSTRUCTION TYPE		
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	0%	0%
OCCUPANCY TYPE	- % -	- % -

STATISTICS



BUILT	1958
AGE	66 yrs
ACQUIRED	-
HOW ACQUIRED	LEASED
SQUARE FEET (SF)	-
FLOORS	0
BASEMENT?	No
LONGITUDE /LATITUDE	39.506490 / -119.791440
REPLACEMENT COST	-
COST PER SF	-
FACILITY CONDITION INDEX	0.00

The Plumb Lane Readiness Center is federally owned and located in Reno and provides services to the military, their families and is also a recruitment center for the Nevada National Guard. There are 3 permanent structures on the site along with parking for the public and guard personnel. The 3.9 acre site includes a large parking lot on the east side of the parcel outside of the security fence. There is a designated ADA parking area and route of travel into the main building. There is also a large storage yard which is partially paved located north of the main Readiness Center. The site has some irrigated turf, trees and shrubs along Plumb Lane on the south side of the building. The partially fenced site is well maintained.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	1	\$50,000.00
2	2	\$240,500.00
-	-	-
TOTALS	3	\$290,500.00

9919 PLUMB LANE READINESS CENTER SITE - USA

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	9919ADA3 - ADA	STATUS	5/29/2024	NEW

ADA RAMP UPGRADE

	QUANTITY	UNITS	TOTAL	SF COST
<p>This facility has an ADA accessible ramp on the east side of the Readiness Center. This ramp is on the accessible path of travel from the accessible parking spaces to the Readiness Center. The ramp does not have proper landings, the handrails are not compliant, and it is missing edge protection. This project would provide for an upgrade to the ramp to make it fully ADA compliant. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) was used as a reference for this project.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 07/08/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/05/2023. Note: This project was originally recommended in 2003 prior to guard rails being installed. Recommendation has been continued as the installed handrails and ramps are not compliant.</p>	1	PKG	\$50,000.00	\$ 0.00



9919 PLUMB LANE READINESS CENTER SITE - USA

PRIORITY	2 - Two to Four Years	
STATUS	5/29/2024	NEW

PROJECT # 9919SIT4 - SITE ISSUES

PATCH, CRACK & SLURRY SEAL ASPHALT PAVING

	QUANTITY	UNITS	TOTAL	SF COST
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 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. 102,500 square feet of asphalt area was used to generate this estimate.	102500	SF	\$203,000.00	\$ 0.00



9919 PLUMB LANE READINESS CENTER SITE - USA

		PRIORITY	2 - Two to Four Years	
PROJECT #	9919SIT5 - SITE ISSUES	STATUS	5/29/2024	NEW

SIDEWALK REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The sidewalks serving the building are deteriorated and failing. In some areas, settling has caused changes in elevation in excess of 1/2" and there are cracks in many locations. This project addresses removal and replacement of existing sidewalks and the concrete patio in the rear of the building. 2,500 SF of 4" thick concrete sidewalk was used for this estimate.	2500	SF	\$37,500.00	\$ 0.00



2042 – PLUMB LANE READINESS CENTER **OCCUPIED**

FACILITY USAGE: OFFICE

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Brick Masonry	-%
OCCUPANCY TYPE	75% B Offices or Higher Education Offices	25% A-3 Having an assembly room with an occupant load of less than 300 without a legitimate stage

STATISTICS



BUILT	1959
AGE	65 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	11,457
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	39.506254 / -119.791378
REPLACEMENT COST	\$7,962,600.00
COST PER SF	\$ 695.00
FACILITY CONDITION INDEX	11.30

The Plumb Lane Readiness Center is a concrete and brick masonry structure with a single-ply roofing system on a concrete foundation. The roofing membrane was replaced in 2000. A ground source heat pump system provides HVAC for the building except for the drill hall which has a pad mounted packaged HVAC system. The packaged unit was replaced in 2020 under project 19-M44. The electrical infrastructure was also replaced in 2022 under project 21-M05. A 475 sf addition was constructed expanding the original culinary facilities located between the main building and the Drill Hall. The most significant deficiency is the aging plumbing system. The building's unique features include medical exam facilities and a large drill hall that is currently used as office and conference space. The primary function of this facility is providing office space for family support services offered through the national guard and recruitment operations.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	2	\$35,000.00
2	4	\$751,100.00
3	2	\$114,000.00
TOTALS	8	\$900,100.00

2042 PLUMB LANE READINESS CENTER

PRIORITY	1 - Immediate to Two Years	
STATUS	5/20/2024	DEFERRED

PROJECT # 2042ADA7 - ADA

ADA DOOR UPGRADE

	QUANTITY	UNITS	TOTAL	SF COST
The exterior entrance door on the east side of the building is on an accessible path of travel. In addition, the facility is a secured facility requiring authorization to enter. In order to make the entrance accessible, approved modifications are needed. Subject to approval, a voice communication system with signage in conjunction with powered door lock release and opener are recommended. The NRS 338.180, IBC - 2018, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) was used as a reference for this project.	1	PKG	\$25,000.00	\$ 2.00



2042 PLUMB LANE READINESS CENTER

PRIORITY	1 - Immediate to Two Years
STATUS	4/23/2024 DEFERRED

PROJECT # 2042SFT4 - SAFETY ISSUES

EXTERIOR LANDING MODIFICATION

	QUANTITY	UNITS	TOTAL	SF COST
The entrance on the south side of the building does not have a proper exterior landing as required by the 2018 IBC, Chapter 10, Section 1010.1.5. In addition, the exit door on the west side of the drill hall has the same condition. This project would provide for reworking the exterior landings and steps to provide proper landings at both entrances.	1	PKG	\$10,000.00	\$ 1.00

This project or a portion thereof was previously recommended in the FCA report dated 07/08/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/05/2023.



2042 PLUMB LANE READINESS CENTER

PRIORITY	2 - Two to Four Years
STATUS	5/23/2024 NEW

PROJECT # 2042EXT3 - BUILDING EXTERIOR

SOFFIT AND RAIN GUTTER REPAIRS

	QUANTITY	UNITS	TOTAL	SF COST
Many locations of the stucco soffit are failing due to leaking rain gutters, downspouts and/or failing roof flashing. Removal and replacement of the existing rain gutters, downspouts and roof flashing is recommended. With the gutters removed, a complete repair of the existing stucco is recommended. This project should be implemented concurrently with the ROOF REPLACEMENT project.	1	PKG	\$75,000.00	\$ 7.00



2042 PLUMB LANE READINESS CENTER

PRIORITY	2 - Two to Four Years
STATUS	5/23/2024 NEW

PROJECT # 2042EXT4 - BUILDING EXTERIOR

ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
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 - 25 years. The roof warranty expires during that time frame. 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 2000 with a 20 year warranty. Based on the expected roofing lifespan, it is recommended that this building be re-roofed in the next 3 - 4 years to be consistent with the roofing program.	11457	SF	\$229,100.00	\$ 20.00

This project should be implemented concurrently with the SOFFIT AND RAIN GUTTER REPAIRS project.



2042 PLUMB LANE READINESS CENTER

PRIORITY	2 - Two to Four Years
STATUS	5/22/2024 NEW

PROJECT # 2042PLM2 - PLUMBING

PLUMBING REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The entire plumbing system, including the sewer system is original to the building which is approaching 70 years. The galvanized water piping is fragile and easily damaged during repairs and modifications due to corrosion. There is concern for the under slab cast iron sewer and venting system also for the same reason. Due to the substantial investment to replace the sewer piping, a full assessment should be conducted. This project recommends the complete replacement of all domestic hot and cold water piping in the building. A full assessment of the underslab sewer and vent system is also included.	1	PKG	\$334,200.00	\$ 29.00

The entire plumbing system, including the sewer system is original to the building which is approaching 70 years. The galvanized water piping is fragile and easily damaged during repairs and modifications due to corrosion. There is concern for the under slab cast iron sewer and venting system also for the same reason. Due to the substantial investment to replace the sewer piping, a full assessment should be conducted. This project recommends the complete replacement of all domestic hot and cold water piping in the building. A full assessment of the underslab sewer and vent system is also included.

Not included in this scope is any sewer line repair or replacement costs.

This project should be implemented concurrently with the RESTROOM REMODEL project.



2042 PLUMB LANE READINESS CENTER

PRIORITY	2 - Two to Four Years
STATUS	5/23/2024 NEW

PROJECT # 2042PLM3 - PLUMBING

REMODEL RESTROOMS

	QUANTITY	UNITS	TOTAL	SF COST
Due to the recommended plumbing systems replacement, the existing Men's and Women's restrooms will be substantially disrupted to access in-wall plumbing. This project would provide for the remodeling of both restrooms including but not limited to new toilets, shower modifications, sinks, fixtures, hardware, and floor and wall finishes. It is also recommended that these restrooms become ADA accessible. However there already is a unisex ADA restroom present in the building which provide minimum ADA restroom facilities. This project should be implemented concurrently with the PLUMBING REPLACEMENT project.	1	PKG	\$112,800.00	\$ 10.00



2042 PLUMB LANE READINESS CENTER

PRIORITY	3 - Four to Ten Years
STATUS	5/22/2024 DEFERRED

PROJECT # 2042EXT2 - BUILDING EXTERIOR

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in good condition except for the soffit areas which will be addressed separately. 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 are cleaning and sealing the masonry, priming and painting the stucco, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Also included is the repairing of the concrete roof deck overhang at the damaged areas.	11457	SF	\$57,000.00	\$ 5.00



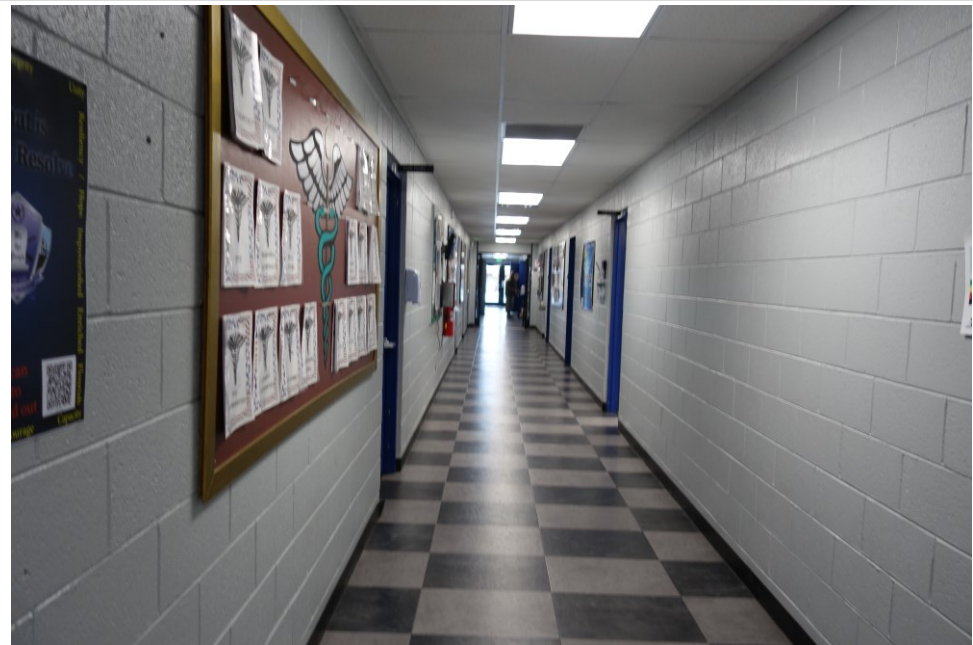
2042 PLUMB LANE READINESS CENTER

PRIORITY	3 - Four to Ten Years
STATUS	5/22/2024 DEFERRED

PROJECT # 2042INT2 - BUILDING INTERIOR

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes were in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 7 - 9 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.	11457	SF	\$57,000.00	\$ 5.00



2043 – STORAGE BUILDING 2 OCCUPIED

FACILITY USAGE: STORAGE-NONHAZARDOUS

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Brick Masonry	-%
OCCUPANCY TYPE	100% S-1 Moderate hazard storage	-% -

STATISTICS



BUILT	1965
AGE	59 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	2,611
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	39.506701 / -119.791766
REPLACEMENT COST	\$1,044,400.00
COST PER SF	\$ 400.00
FACILITY CONDITION INDEX	8.16

Storage Building 2 is a concrete and brick masonry structure with a single-ply roofing system on a concrete foundation. The roofing membrane was replaced in 2000. It currently functions as a gym, storage and honor guard training. There is an exterior ground mounted packaged HVAC system for heating and cooling the open area and a rooftop packaged unit for the enclosed spaces. The packaged units were replaced in 2020 under 19-M44. The facility is well maintained and in good condition.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	1	\$ 5,000.00
2	2	\$80,200.00
-	-	-
TOTALS	3	\$85,200.00

2043 STORAGE BUILDING 2

PRIORITY	1 - Immediate to Two Years
STATUS	5/23/2024 NEW

PROJECT # 2043SFT2 - SAFETY ISSUES

EXTERIOR LANDING MODIFICATION

	QUANTITY	UNITS	TOTAL	SF COST
The entrance on the north side of the building does not have a proper exterior landing as required by the 2018 IBC, Chapter 10, Section 1010.1.5. This project would provide for adding an exterior landing and step.	1	PKG	\$ 5,000.00	\$ 2.00



2043 STORAGE BUILDING 2

PRIORITY	2 - Two to Four Years
STATUS	5/23/2024 NEW

PROJECT # 2043EXT3 - BUILDING EXTERIOR

SOFFIT AND RAIN GUTTER REPAIRS

	QUANTITY	UNITS	TOTAL	SF COST
There are locations of the stucco soffit that are failing due to leaking rain gutters, downspouts and/or failing roof flashing. Removal and replacement of the existing rain gutters, downspouts and roof flashing is recommended. With the gutters removed, a complete repair of the existing stucco is recommended. This project should be implemented concurrently with the ROOF REPLACEMENT project.	1	PKG	\$28,000.00	\$ 11.00



2043 STORAGE BUILDING 2

PRIORITY	2 - Two to Four Years
STATUS	5/23/2024 NEW

PROJECT # 2043EXT4 - BUILDING EXTERIOR

ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
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 - 25 years. The roof warranty expires during that time frame. 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 2000 with a 20 year warranty. Based on the expected roofing lifespan, it is recommended that this building be re-roofed in the next 3 - 4 years to be consistent with the roofing program.	2611	SF	\$52,200.00	\$ 20.00

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 - 25 years. The roof warranty expires during that time frame. 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 2000 with a 20 year warranty. Based on the expected roofing lifespan, it is recommended that this building be re-roofed in the next 3 - 4 years to be consistent with the roofing program.

This project should be implemented concurrently with the SOFFIT AND RAIN GUTTER REPAIRS project.



2044 – STORAGE BUILDING 1 **OCCUPIED**

FACILITY USAGE: STORAGE-NONHAZARDOUS

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Cmu	-%
OCCUPANCY TYPE	100% S-1 Moderate hazard storage	-% -

STATISTICS



BUILT	1980
AGE	44 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	405
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	39.506456 / -119.791797
REPLACEMENT COST	\$162,000.00
COST PER SF	\$ 400.00
FACILITY CONDITION INDEX	8.66

Storage Building 1 is a concrete masonry unit and steel framed structure with a metal roofing system on a concrete foundation. It has 3 separate storage bays each accessed by double doors. There is no HVAC and the building is in good shape.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$12,000.00
3	1	\$ 2,025.00
TOTALS	2	\$14,025.00

2044 STORAGE BUILDING 1

PRIORITY	2 - Two to Four Years
STATUS	4/23/2024 DEFERRED

PROJECT # 2044EXT2 - BUILDING EXTERIOR

EXTERIOR DOOR REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The exterior metal doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the three double door assemblies with new metal doors, frames, and hardware. Removal and disposal of the existing doors is included in this estimate.	6	EA	\$12,000.00	\$ 30.00



2044 STORAGE BUILDING 1

PRIORITY	3 - Four to Ten Years
STATUS	11/14/2023 DEFERRED

PROJECT # 2044EXT1 - BUILDING EXTERIOR

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
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 are cleaning and painting the concrete masonry and caulking of the flashing, fixtures, and all other penetrations. It is recommended that the building be painted and caulked in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	405	SF	\$ 2,025.00	\$ 5.00



APPENDICES

APPENDIX A – PROJECT IDENTIFICATION (ID) CATEGORIES

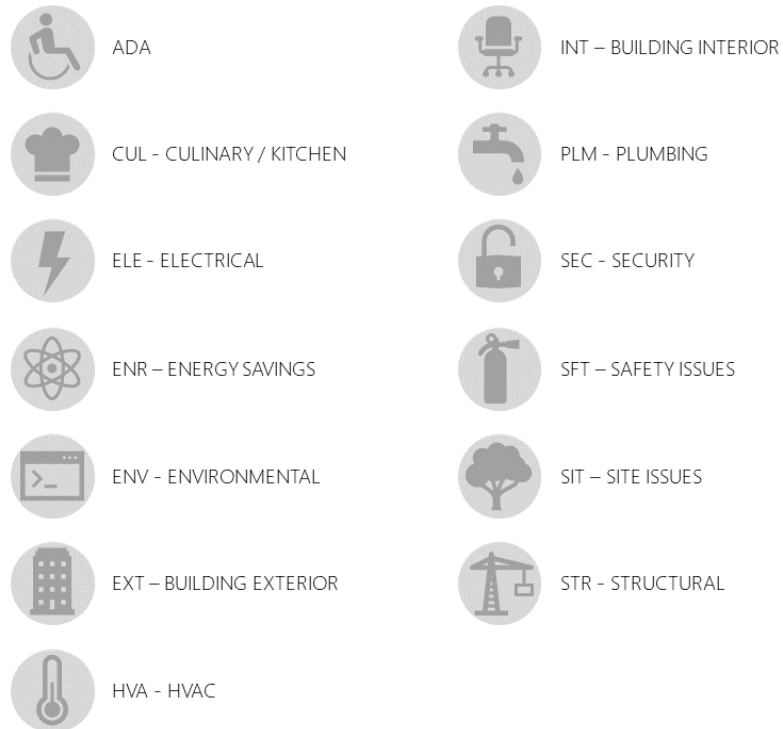
FIGURE 3 is a list of the current building management categories used. The Project ID contains the following:

<SITE #><BUILDING MANAGEMENT CATEGORY><ARBITRARY #>

Example: 9999ADA1 and 9999HVA2

BUILDING MANAGEMENT CATEGORIES

FIGURE 3.



APPENDIX B – MAINTENANCE PROJECTS AND COST ESTIMATES

DISCLAIMER

4. The actual overall project costs will vary from those reported after the final scope and budgets are developed.
5. This report provides estimated hard costs (construction) and excludes soft costs (project) such as consultant fees, permit fees, and FF&E (furniture, fixtures, equipment).
6. Materials and costs noted here may be affected by new methods of construction, agency projects, and individual projects, as well as pending and proposed Capital Improvement Projects (CIP).

MAINTENANCE PROJECTS

- Electrical
- Plumbing
- HVAC
- Painting or remodeling
- Flooring and asphalt
- Fire Alarm

EXCLUDED

- Furniture
- Program issues
- Space change
- Telecommunications
- Unidentified costs
- Window treatments
- Routine maintenance



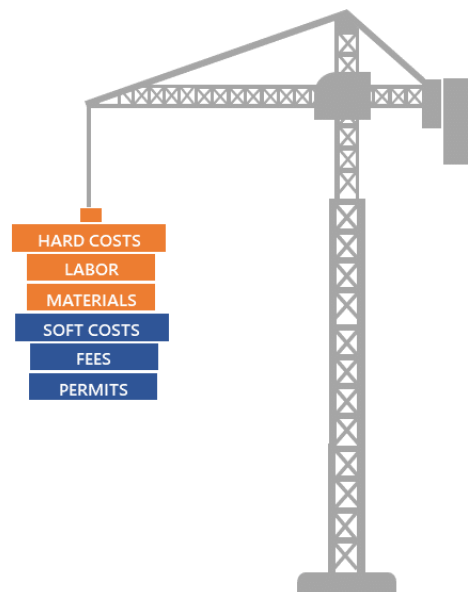
CURRENT CONSTRUCTION PROJECT COST ESTIMATES (Hard Costs)

Cost estimates are derived from:

- RSMeans Cost Estimating Guide
- Comparable SPWD construction projects
- Contractor pricing, which includes:
 - Labor
 - Location factors
 - Materials
 - Profit
 - Overhead

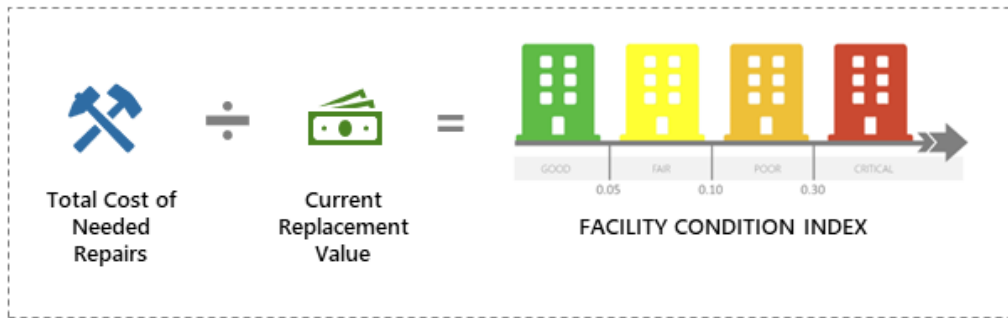
EXCLUDED – (Soft Costs)

- Project design costs, such as:
 - Project design fees
 - Construction management
 - Special testing and inspections
 - Inflation
 - Permit fees



APPENDIX C – FACILITY CONDITION INDEX

The calculation is the total cost of needed building repairs divided by the current cost of replacing the building (Wikipedia, n.d.).



Buildings with an index greater than .50 or 50% are recommended for complete replacement.

EXAMPLE – BUILDING NEEDS THE FOLLOWING REPAIRS:

Priority 1 Currently Critical – Immediate to Two Years

ARC FLASH and ELECTRICAL COORDINATION STUDY	\$20,000
DOMESTIC WATER BOILER REPLACEMENT	\$316,700
FIRE ALARM SYSTEM UPGRADE	\$403,700
SEISMIC GAS SHUT-OFF VALVE INSTALLATION	\$6,300
TOTAL	\$746,700

Priority 2 Necessary – Not Yet Critical – Two to Four Years

CULINARY REFRIGERATION REPLACEMENT	\$800,000
HVAC EQUIPMENT REPLACEMENT	\$545,800
RESTROOM & SHOWER UPGRADE	\$605,100
TOTAL	\$1,950,900

Priority 3 Long Term Needs – Four to Ten Years

EXTERIOR FINISHES	\$50,000
INTERIOR FINISHES	\$50,000
FLOORING REPLACEMENT	\$150,000
TOTAL	\$200,000



GRAND TOTAL COST OF NEEDED REPAIRS

\$2,897,600



CURRENT REPLACEMENT VALUE

DIVIDED BY
\$11,540,000

=



0.25 POOR

APPENDIX D – PROJECT PRIORITY CLASSIFICATIONS

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
1	Currently Critical	Immediate to 2
	Projects in this category require immediate action to: <ul style="list-style-type: none"> • Return a facility to normal operations • Stop accelerated deterioration • Address fire and life safety hazards • Address an ADA requirement 	

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
2	Necessary – Not Yet Critical	2 to 4
	Projects in this category require preemptive attention to avoid deterioration, downtime and increased costs.	

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
3	Long Term Needs	4 to 10
	Projects in this category include building systems (e.g., HVAC, electrical, life safety) with a life cycle to assist in future CIP funding, such as: <ul style="list-style-type: none"> • Investment planning • Functional improvements • Lower priority 	

APPENDIX E – REFERENCES

Legislature, N. S. (2022). NRS 341.128. Retrieved from Leg.state.nv.us:
<https://www.leg.state.nv.us/nrs/nrs-341.html#NRS341Sec128>

Wikipedia. (n.d.). Facility Condition Index (FCI). Retrieved 2022, from Wikipedia The Free Encyclopedia: https://en.wikipedia.org/wiki/Facility_condition_index

APPENDIX F – REPORT DISTRIBUTION

DIVISIONAL CONTACTS

DEPT	NAME	TITLE	email
MILITARY	COLONEL CLAYTON CHAPPEL		clayton.w.chappell@us.arm.mil
MILITARY	CHERYL TYLER	ASO 4	ctyler@govmail.state.nv.us
MILITARY	ANTHONY LASKOWSKI	FACILITY MANAGER	alaskowski@govmail.state.nv.us
MILITARY	THERESA SIANEZ	CONSTRUCTION PROJECT COORDINATOR	tsianez@govmail.state.nv.us
MILITARY	SEAN MATTHEWS	FACILITY SUPERVISOR	msmatthews@govmail.state.nv.us

CC'd: STATEWIDE CONTACTS

DEPT	DIV	TITLE
GFO	BUDGET	EXEC BR BGT OFF 1
DCNR	LANDS	DIV ADMIN
DCNR	LANDS	DEP DIV ADMIN
DCNR	LANDS	STATE LAND AGT 4
LEG	LCB	SR PGM ANLST
LEG	LCB	PRINC PGM ANLST
ADMIN	RISK MGT	DIV ADMIN
ADMIN	RISK MGT	INS / LOSS PREV SPEC
ADMIN	RISK MGT	PGM OFF 1
ADMIN	RISK MGT	MA 4
ADMIN	RISK MGT	SFTY SPEC CONSULT

APPENDIX G – FCA TEAM CONTACT INFORMATION

DISCLAIMER

1. The report was prepared by the SPWD under the authority of NRS 341.128 for use as a planning resource.

STATE PUBLIC WORKS DIVISION



515 E Musser St, Ste 2
Carson City, NV 89701

telephone: 775-684-4141

fax: 775.684-4142

Construction Project Coordinator III

KEN FORBES

kforbes@admin.nv.gov

telephone: 775-684-4108

cell: 775-315-5573

Construction Project Coordinator II

CAROL MYERS

c.myers@admin.nv.gov

telephone: 775.684-4149

cell: 775.690-5134

Administrative Assistant IV

YADHIRA PIMENTEL

ypimentel@admin.nv.gov

telephone: 775.684-4126

APPENDIX H – REVISION HISTORY

VERSION	DATE	AMMENDMENT
0	5/28/2024	Initial.