

State of Nevada
Office of the Military
Nevada National Guard

SENATOR HARRY REID READINESS & TRAINING CENTER

20000 Army Aviation Drive
Stead, Nevada 89506

Site Number: 9920
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in January 2022

State of Nevada
Office of the Military
Nevada National Guard

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: 9920

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
2041	WASHOE COUNTY TRAINING CENTER	63358	1997	4/7/2021	\$2,404,600	\$2,990,800	\$1,933,780	\$7,329,180	\$22,175,300	33%
	19980 Army Aviation Dr. Stead									
2040	FIELD MAINTENANCE SHOP A	5800	1994	4/7/2021	\$18,000	\$222,900	\$0	\$240,900	\$1,595,000	15%
	19960 Army Aviation Dr. Stead									
2046	PHYSICAL TRAINING	1632	1992	4/7/2021	\$2,500	\$20,000	\$13,060	\$35,560	\$244,800	15%
	20000 Army Aviation Dr. Stead									
2910	GUARD SHACK	64	2016	4/7/2021	\$0	\$0	\$920	\$920	\$6,400	14%
	20000 Army Aviation Dr. Stead									
2408	OSA FLIGHT DETACHMENT 45	11131	2000	4/7/2021	\$60,000	\$236,710	\$55,655	\$352,365	\$5,009,000	7%
	19990 Army Aviation Dr. Stead									
2045	ARMY AVIATION SUPPORT FACILITY	72292	1984	4/7/2021	\$7,500	\$862,000	\$759,460	\$1,628,960	\$25,302,200	6%
	20000 Army Aviation Dr. Stead									
2909	SHADE RAMADA	450	0	4/7/2021	\$0	\$0	\$1,800	\$1,800	\$30,000	6%
	20000 Army Aviation Dr. Stead									
3915	FIELD MAINTENANCE SHOP B	13563	2018	4/7/2021	\$15,000	\$0	\$203,415	\$218,415	\$6,368,578	3%
	20000 Army Aviation Dr. Stead									
2052	HAZARDOUS WASTE STORAGE #1	1260	1994	4/7/2021	\$0	\$0	\$2,520	\$2,520	\$126,000	2%
	20000 Army Aviation Dr. Stead									
2050	AVIATION STORAGE #8	3300	1987	4/7/2021	\$0	\$0	\$6,600	\$6,600	\$495,000	1%
	20000 Army Aviation Dr. Stead									
2049	STORAGE BUILDING #10	3300	2006	4/7/2021	\$0	\$0	\$6,600	\$6,600	\$495,000	1%
	20000 Army Aviation Dr. Stead									
2048	AVIATION STORAGE #2	960	1987	4/7/2021	\$0	\$0	\$1,920	\$1,920	\$144,000	1%
	20000 Army Aviation Dr. Stead									
2047	AVIATION STORAGE #1	960	1987	4/7/2021	\$0	\$0	\$1,920	\$1,920	\$144,000	1%
	20000 Army Aviation Dr. Stead									
2053	PUMPHOUSE	480	1984	4/7/2021	\$0	\$0	\$960	\$960	\$96,000	1%
	20000 Army Aviation Dr. Stead									
9920	SEN. HARRY REID READINESS & TRAINING CTR		0	4/7/2021	\$0	\$2,638,000	\$0	\$2,638,000		0%
	20000 Army Aviation Dr. Stead									
Report Totals.....:		178,550			\$2,507,600	\$6,970,410	\$2,988,610	\$12,466,620	\$62,231,278	20%

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.

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SEN. HARRY REID READINESS & TRAINING CTR

SPWD Facility Condition Analysis - 9920

Survey Date: 4/7/2021

SEN. HARRY REID READINESS & TRAINING CTR**BUILDING REPORT****PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$2,638,000****Necessary - Not Yet Critical****Two to Four Years****CONSTRUCT PARKING ADDITION****Project Index #: 9920SIT4****Construction Cost \$817,000**

The existing parking areas at the Readiness & Training Center do not meet the current volume of vehicles. During drill weekends, soldiers are parking illegally and outside the gate due to lack of parking spaces. This project will design and construct a paved parking area for civilian vehicles including site lighting and fencing re-alignment.

This project is in design under CIP 19-S05g1 and the estimate is based off that project.

EXTERIOR CONCRETE WALKWAY REPLACEMENT**Project Index #: 9920SIT6****Construction Cost \$96,000**

The Washoe County Armory site in Stead is over 20 years old and is in need concrete walkway replacement. The project will upgrade the accessible paths of travel and replace failing and heaved concrete.

PATCH, CRACK & SLURRY SEAL ASPHALT PAVING**Project Index #: 9920SIT5****Construction Cost \$1,725,000**

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. 1,150,000 square feet of asphalt area was used to generate this estimate.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$2,638,000
Priority Class 3:	\$0
Grand Total:	\$2,638,000

FIELD MAINTENANCE SHOP B

SPWD Facility Condition Analysis - 3915

Survey Date: 4/7/2021

FIELD MAINTENANCE SHOP B

BUILDING REPORT

The Field Maintenance Shop B (FMS) is a concrete masonry unit and steel framed structure with a standing seam metal roofing system. The building is occupied by the Nevada Army National Guard and serves as a vehicle maintenance shop for the Army Guard Base.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$15,000****Currently Critical****Immediate to Two Years****ARC FLASH and ELECTRICAL COORDINATION STUDY****Project Index #: 3915ELE1****Construction Cost \$15,000**

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.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$203,415****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 3915EXT1****Construction Cost \$67,815**

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 are repairs of caulked control joints in the concrete masonry units (CMU), caulking storefront window systems, flashings, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 3915INT1****Construction Cost \$135,600**

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings 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.

BUILDING INFORMATION:

Gross Area (square feet): 13,563	IBC Occupancy Type 1: 0 % S-1
Year Constructed: 2018	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 70 % Painted CMU	Construction Type:
Exterior Finish 2: 30 % Metal Siding	IBC Construction Type: II-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$15,000	Project Construction Cost per Square Foot:	\$16.10
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$6,369,000
Priority Class 3:	\$203,415	Facility Replacement Cost per Square Foot:	\$470
Grand Total:	\$218,415	FCNI:	3%

GUARD SHACK

SPWD Facility Condition Analysis - 2910

Survey Date: 4/7/2021

GUARD SHACK BUILDING REPORT

The Guard Shack is a portable structure which is located at the entrance road to the site. It is manned 24 hours a day by security personnel. The building is in good condition.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$920**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 2910EXT1
Construction Cost \$600

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 7 - 9 years and is recommended on a cyclical basis based on environmental conditions.

INTERIOR FINISHES

Project Index #: 2910INT1
Construction Cost \$320

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 7 - 9 years to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 64	IBC Occupancy Type 1: 100 % B
Year Constructed: 2016	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Metal and Glass	Construction Type: Steel Portable Building
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$14.38
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$6,000
Priority Class 3:	\$920	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$920	FCNI:	15%

SHADE RAMADA

SPWD Facility Condition Analysis - 2909

Survey Date: 4/7/2021

SHADE RAMADA BUILDING REPORT

The Shade Ramada is a wood post and beam structure with a corrugated metal roof. It has picnic tables underneath on a concrete slab-on-grade. The building is located next to the Physical Training building and is in good condition.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,800****Long-Term Needs****Four to Ten Years****Project Index #: 2909EXT2****EXTERIOR FINISHES****Construction Cost \$1,800**

The finishes were in good condition. This wood framed shade ramada covers picnic tables and a barbecue. It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting the structure and should be done on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 450	IBC Occupancy Type 1: 100 % U
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Post & Beam / Open	Construction Type: Wood Post & Beam Construction
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$4.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$30,000
Priority Class 3:	\$1,800	Facility Replacement Cost per Square Foot:	\$67
Grand Total:	\$1,800	FCNI:	6%

OSA FLIGHT DETACHMENT 45

SPWD Facility Condition Analysis - 2408

Survey Date: 4/7/2021

OSA FLIGHT DETACHMENT 45**BUILDING REPORT**

The OSA Flight Detachment is a concrete masonry unit and steel framed structure with a standing seam metal roofing system. The facility contains a large hangar bay, security and support offices, storage rooms, a mechanical room, restrooms and a reception area. The hangar is heated by gas fired radiant heaters and the remainder of the buildings' HVAC system consists of water source heat pumps (WSHP), boilers located inside the mechanical room and an exterior cooling tower. The entire HVAC system was upgraded in 2018. The building has both fire alarm and fire suppression systems.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$60,000****Currently Critical****Immediate to Two Years****ADA RESTROOM REMODEL****Project Index #: 2408ADA2****Construction Cost \$40,000**

The vanities in the Men's and Women's restroom are not accessible and should be replaced with an ADA accessible countertop, sink, faucet and plumbing jacket. There are also showers present which are not compliant. This project also includes remodeling both showers into ADA compliant showers including fixtures. IBC - 2018, ICC/ANSI A117.1 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 07/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/07/2021.

ADA SIGNAGE**Project Index #: 2408ADA1****Construction Cost \$5,000**

The building is lacking ADA signage. Americans with Disabilities Act (ADA) regulations pertaining to building access, route of travel and restrooms has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters / pictograms; and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances, route of travel inside the building and restrooms. Americans with Disabilities Act Accessibility Guidelines (ADAAG) was referenced for this project. This project or a portion thereof was previously recommended in the FCA report dated 07/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/07/2021.

ARC FLASH and ELECTRICAL COORDINATION STUDY**Project Index #: 2408ELE1****Construction Cost \$15,000**

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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$236,710****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 2408EXT1****Construction Cost \$111,310**

The exterior finishes were in poor condition especially CMU block sealing as evidenced by efflorescence on the CMU block interior. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It appears that the building was not properly sealed at the time of construction. There is evidence of water penetration on the inside of the CMU walls. It is recommended that this project be implemented in the next 2 - 3 years and is recommended on a cyclical basis based on environmental conditions.

FLOORING REPLACEMENT**Project Index #: 2408INT3****Construction Cost \$84,400**

The VCT (vinyl composite tile) 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.

JANITORS CLOSET REPAIRS**Project Index #: 2408INT2****Construction Cost \$2,000**

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 07/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/07/2021.

LIGHTING UPGRADE**Project Index #: 2408ENR1****Construction Cost \$39,000**

The existing lighting fixtures are the older fluorescent type and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Electrical wiring upgrades are not included in this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$55,655****Long-Term Needs****Four to Ten Years****INTERIOR FINISHES****Project Index #: 2408INT1****Construction Cost \$55,655**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted and / or sealed at least once in the next two to three years and every 4 - 6 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 11,131	IBC Occupancy Type 1: 70 % S-1
Year Constructed: 2000	IBC Occupancy Type 2: 30 % B
Exterior Finish 1: 90 % Concrete Masonry U	Construction Type: Concrete Masonry Units & Steel
Exterior Finish 2: 10 % Glazing	IBC Construction Type: III-A
Number of Levels (Floors): 2 Basement? No	Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$60,000	Project Construction Cost per Square Foot:	\$31.66
Priority Class 2:	\$236,710	Total Facility Replacement Construction Cost:	\$5,009,000
Priority Class 3:	\$55,655	Facility Replacement Cost per Square Foot:	\$450
Grand Total:	\$352,365	FCNI:	7%

PUMPHOUSE

SPWD Facility Condition Analysis - 2053

Survey Date: 4/7/2021

PUMPHOUSE BUILDING REPORT

The Pump house is an engineered steel structure on a concrete foundation. It contains the pumping equipment for the site's fire protection system. There are underground tanks which hold fire protection water in case of an emergency.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$960****Long-Term Needs****Four to Ten Years****Project Index #: 2053EXT1****Construction Cost \$960****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 recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing metal siding penetrations or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 - 6 years and is recommended on a cyclical basis based on environmental conditions

BUILDING INFORMATION:

Gross Area (square feet): 480	IBC Occupancy Type 1: 100 % U
Year Constructed: 1984	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered Steel Building
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$2.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$96,000
Priority Class 3:	\$960	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$960	FCNI:	1%

HAZARDOUS WASTE STORAGE #1

SPWD Facility Condition Analysis - 2052

Survey Date: 4/7/2021

HAZARDOUS WASTE STORAGE #1 BUILDING REPORT

The Hazardous Waste Storage #1 is an engineered steel structure on a concrete foundation.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$2,520

Long-Term Needs**Four to Ten Years****EXTERIOR FINISHES**

Project Index #: 2052EXT1

Construction Cost \$2,520

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing metal siding penetrations or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 - 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 1,260	IBC Occupancy Type 1: %
Year Constructed: 1994	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered Steel Building
Exterior Finish 2: %	IBC Construction Type:
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$2.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$126,000
Priority Class 3:	\$2,520	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$2,520	FCNI:	2%

AVIATION STORAGE #8

SPWD Facility Condition Analysis - 2050

Survey Date: 4/7/2021

AVIATION STORAGE #8 BUILDING REPORT

The Aviation Storage #8 is an engineered steel structure on a concrete foundation. The building is not conditioned and is strictly used as storage. It is in good condition.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$6,600****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2050EXT1****Construction Cost \$6,600**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing metal siding penetrations or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 - 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 3,300	IBC Occupancy Type 1: 100 % S-1
Year Constructed: 1987	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered Steel Building
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$2.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$495,000
Priority Class 3: \$6,600	Facility Replacement Cost per Square Foot: \$150
Grand Total: \$6,600	FCNI: 1%

STORAGE BUILDING #10

SPWD Facility Condition Analysis - 2049

Survey Date: 4/7/2021

STORAGE BUILDING #10**BUILDING REPORT**

The Storage Building #10 is an engineered steel structure on a concrete foundation. The building is not conditioned and is strictly used as storage. It is in good condition.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$6,600****Long-Term Needs****Four to Ten Years****Project Index #: 2049EXT1****Construction Cost \$6,600****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing metal siding penetrations or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 - 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 3,300	IBC Occupancy Type 1: 100 % S-1
Year Constructed: 2006	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered Steel Building
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$2.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$495,000
Priority Class 3:	\$6,600	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$6,600	FCNI:	1%

AVIATION STORAGE #2

SPWD Facility Condition Analysis - 2048

Survey Date: 4/7/2021

AVIATION STORAGE #2 BUILDING REPORT

The Aviation Storage #2 building is an engineered steel structure on a concrete foundation. The building is not conditioned and is strictly used as storage. It is in good condition.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,920****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2048EXT1****Construction Cost \$1,920**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing metal siding penetrations or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 960	IBC Occupancy Type 1: 100 % S-1
Year Constructed: 1987	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered Steel Building
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$2.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$144,000
Priority Class 3: \$1,920	Facility Replacement Cost per Square Foot: \$150
Grand Total: \$1,920	FCNI: 1%

AVIATION STORAGE #1

SPWD Facility Condition Analysis - 2047

Survey Date: 4/7/2021

AVIATION STORAGE #1 BUILDING REPORT

The Aviation Storage #1 building is an engineered steel structure on a concrete foundation. The building is not conditioned and is strictly used as storage. It is in good condition.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,920****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2047EXT1****Construction Cost \$1,920**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing metal siding penetrations or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 - 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 960	IBC Occupancy Type 1: 100 % S-1
Year Constructed: 1987	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered Steel Building
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$2.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$144,000
Priority Class 3: \$1,920	Facility Replacement Cost per Square Foot: \$150
Grand Total: \$1,920	FCNI: 1%

PHYSICAL TRAINING

SPWD Facility Condition Analysis - 2046

Survey Date: 4/7/2021

PHYSICAL TRAINING BUILDING REPORT

The Physical Training building is an insulated engineered steel structure with a standing seam metal roof. It contains exercise equipment and a small restroom. There is a rooftop Packaged HVAC system which provides heating and cooling to the building.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$2,500**
Currently Critical **Immediate to Two Years**

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Project Index #: 2046ADA1
Construction Cost \$2,500

This building contains water fountains on each floor that are 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 1 drinking fountain to meet the ADA requirements, two on each floor. Note that a bottle filler integrated into a drinking fountain does not make the water fountain accessible. If drinking fountains are located in an exit access, it is recommended to review exit access requirements for projections into exit access width.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$20,000**
Necessary - Not Yet Critical **Two to Four Years**

RESTROOM REMODEL

Project Index #: 2046INT2
Construction Cost \$20,000

The restroom is original to the building and is due for a complete remodel. This project would provide for a complete remodel of the restroom fixtures, hardware, floor and wall finishes to make an accessible restroom. This project or a portion thereof was previously recommended in the FCA report dated 07/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/07/2021.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$13,060**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 2046EXT1
Construction Cost \$4,900

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing metal siding penetrations or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 - 6 years and is recommended on a cyclical basis based on environmental conditions

INTERIOR FINISHES

Project Index #: 2046INT1
Construction Cost \$8,160

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 4 - 6 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 1,632	IBC Occupancy Type 1: 100 % A-3
Year Constructed: 1992	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered Steel Building
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$2,500	Project Construction Cost per Square Foot:	\$21.79
Priority Class 2:	\$20,000	Total Facility Replacement Construction Cost:	\$245,000
Priority Class 3:	\$13,060	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$35,560	FCNI:	15%

ARMY AVIATION SUPPORT FACILITY

SPWD Facility Condition Analysis - 2045

Survey Date: 4/7/2021

ARMY AVIATION SUPPORT FACILITY BUILDING REPORT

The Army Aviation Support Facility consists of three main components, a north hanger, south hanger and a flight operations center in between. The two hangers are an engineered steel and concrete masonry unit structure and the flight operations is a concrete masonry and steel framed structure. There are standing seam metal roof systems on the hangers and a single-ply roofing system on the flight operations portion of the building. The single ply roofing was replaced in 2011 and includes a 20 year warranty. There are restrooms (remodeled in 2018), offices and mechanical rooms located inside of the facility. The cooling system for the flight operations and office areas consists of rooftop mounted air conditioning units with the entire building heated by a closed loop hydronic system with two boilers in the north hanger and two in the south hanger. Only the flight operations portion of the building is cooled. The hangers are fitted with a foam deluge fire protection system, one for each hanger. The facility is in good shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$7,500****Currently Critical****Immediate to Two Years****ACCESSIBLE WATER FOUNTAIN****Project Index #: 2045ADA1****Construction Cost \$7,500**

This building contains water fountains on each floor that are 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 three drinking fountains to meet the ADA requirements, two on each floor. Note that a bottle filler integrated into a drinking fountain does not make the water fountain accessible. If drinking fountains are located in an exit access, it is recommended to review exit access requirements for projections into exit access width.

This project or a portion thereof was previously recommended in the FCA report dated 07/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/07/2021.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$862,000****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 2045EXT1****Construction Cost \$433,700**

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2 - 4 years and is recommended on a cyclical basis based on environmental conditions.

HVAC EQUIPMENT REPLACEMENT**Project Index #: 2045HVA2****Construction Cost \$350,000**

Most of the rooftop units (RTU's) are 20 years old or older and are nearing the end of their useful life. Replacement equipment will be more reliable, efficient, and will include code-required safety provisions that are not currently installed. The R-22 refrigerant in the existing chiller system is no longer EPA compliant and its production is mandated to be phased out completely by January 1, 2020. The temperature control system (TCS) will be upgraded to improve energy efficiency. This project includes removal and disposal of the existing RTU's, upgrade the TCS and all required connections to utilities.

WINDOW REPLACEMENT

Project Index #: 2045EXT2

Construction Cost \$78,300

The windows are original to the building and have reached the end of their useful life. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 30 units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$759,460

Long-Term Needs

Four to Ten Years

BOILER REPLACEMENT

Project Index #: 2045HVA1

Construction Cost \$398,000

The building has four hot water boilers servicing the building. They are older and reaching the end of their useful life and planned for replacement. Replacement parts for performing routine and emergency maintenance are hard to find for this old 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 boilers, pumps, controls and mixing valve and replacement with new equipment including all required connections to utilities and equipment. The estimate is based on a 1,460 MBH output hot water boilers.

This project or a portion thereof was previously recommended in the FCA report dated 07/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/07/2021.

INTERIOR FINISHES

Project Index #: 2045INT1

Construction Cost \$361,460

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 4 - 6 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 72,292	IBC Occupancy Type 1: 40 % B
Year Constructed: 1984	IBC Occupancy Type 2: 60 % S-1
Exterior Finish 1: 60 % Metal Siding	Construction Type: Concrete Masonry & Steel
Exterior Finish 2: 40 % Painted CMU	IBC Construction Type: II-N
Number of Levels (Floors): 1	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$7,500	Project Construction Cost per Square Foot:	\$22.53
Priority Class 2:	\$862,000	Total Facility Replacement Construction Cost:	\$25,302,000
Priority Class 3:	\$759,460	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$1,628,960	FCNI:	6%

WASHOE COUNTY TRAINING CENTER

SPWD Facility Condition Analysis - 2041

Survey Date: 4/7/2021

WASHOE COUNTY TRAINING CENTER BUILDING REPORT

The Washoe County Training Center is a concrete masonry unit and steel framed structure with a standing seam metal and single-ply membrane roofing system. The facility is the main armory for the Nevada National Guard in Washoe County. It contains numerous support offices, restroom and locker areas, a main drill hall and maintenance and storage rooms. The building has roof top packaged HVAC units and make-up air units for the mechanical system. It does not have a fire sprinkler system as it was not required based on occupancy. There is a mix of sealed and / or painted concrete flooring in the main circulation and locker areas, carpet in office areas, and tile in the restrooms. The facility is in excellent shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$2,404,600****Currently Critical****Immediate to Two Years****ARC FLASH and ELECTRICAL COORDINATION STUDY****Project Index #: 2041ELE2****Construction Cost \$50,000**

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.

INSTALL EMERGENCY GENERATOR**Project Index #: 2041ELE1****Construction Cost \$1,344,800**

This facility is classified as a public emergency shelter and is important for military operations during emergencies. There is currently no emergency power at this facility and without emergency power, the air conditioning, lighting, and communication functions are lost. This project will install an emergency generator, automatic transfer switch, sitework, and all required connections to systems and utilities.

This project is in design under CIP 19-M26 and the estimate is based off that project.

RESTROOM AND SHOWER RENOVATION**Project Index #: 2041ADA1****Construction Cost \$1,009,800**

The fixtures and finishes are failing in this facility. Deteriorating grout and failed drainage systems are causing water to pool which is undermining the tile floor finishes and causing corrosion to metal framing members. This project will remodel two shower and restroom facilities and a separate set of restrooms. The scope will include a complete removal and replacement of all fixtures and finishes. 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 is in design under CIP 21-M24 and the estimate is based off that project.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,990,800****Necessary - Not Yet Critical****Two to Four Years****BREAKROOM FLOORING REPLACEMENT****Project Index #: 2041INT5****Construction Cost \$12,600**

The VCT (vinyl composite tile) in the Lunch / Breakroom is damaged and reaching the end of its useful life. It is recommended that the flooring be replaced. This project would provide funding to replace the entire floor with non-slip sheet vinyl, and includes removing and replacing the tables and chairs.

FIRE ALARM SYSTEM UPGRADE

Project Index #: 2041SFT2
Construction Cost \$334,500

This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2018 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

FLOOR COATING REPLACEMENT

Project Index #: 2041INT4
Construction Cost \$273,400

The floor coatings in the Drill Hall, corridors and kitchen area are in generally poor condition and have reached the end of their serviceable lives. The poor condition in the culinary food prep areas is a potential health and sanitary hazard. This project would provide funding to replace the entire floor with an epoxy resin system, and includes removing and installing the culinary preparation and cooking equipment, tables and chairs.

HVAC SYSTEMS RENOVATION

Project Index #: 2041HVA1
Construction Cost \$2,039,600

The equipment is approximately 20 years old and has reached the end of its useful life. The equipment contains R-22 refrigerant which will no longer be available in the United States starting January 1, 2020. In addition, the gas fired make-up air units serving the Drill Hall, Lockers/Restrooms and Kitchen have introduced high levels of carbon monoxide which is a safety issue. This project will renovate the existing heating and cooling systems serving the Washoe County Training Center. The project includes replacing the existing make-up air units, rooftop units, heat pumps, ductwork / air distribution and related controls.

This project is in design under CIP 19-M31 and the estimate is based off that project.

LOADING DOCK REPLACEMENT

Project Index #: 2041EXT4
Construction Cost \$269,000

The loading dock on the south end of the building is worn and damaged and in need of replacement. The concrete has settled causing extensive cracking and the entire structure is pulling away from the building. This project provides for the replacement of the loading dock as well as installing new hardware for the truck guards.

WATER HEATER REPLACEMENT

Project Index #: 2041PLM1
Construction Cost \$3,000

The average life span of a water heater is eight to ten years. The existing 80 gallon natural gas fired water heater in the building is reaching the end of its expected life and should be scheduled for replacement. This project would provide for the removal and disposal of the old water heater and installation of a new natural gas fired water heater. This project or a portion thereof was previously recommended in the FCA report dated 07/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/07/2021.

WINDOW REPLACEMENT

Project Index #: 2041EXT3
Construction Cost \$58,700

The metal frame windows are original to the building and are reaching the end of their useful life. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 30 units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$1,933,780

Long-Term Needs

Four to Ten Years

DOOR HARDWARE REPLACEMENT

Project Index #: 2041INT3
Construction Cost \$130,000

The interior doors are in good shape, but staff has had continuous problems with the hardware. The handles, locks and closures are damaged from age and general wear and tear and have reached the end of their useful life. This project would provide for the replacement of the hardware on all interior doors. Removal and disposal of the existing hardware is included in this estimate.

Project Index #: 2041EXT2
Construction Cost \$316,790

EXTERIOR FINISHES

The exterior finishes were in fair condition; the exterior metal doors need re-painting. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 - 5 years and is recommended on a cyclical basis based on environmental conditions.

Project Index #: 2041SFT1
Construction Cost \$1,170,200

FIRE SUPPRESSION SYSTEM INSTALLATION

This building exceeds 12,000/24,000 square feet on a single/all floor(s). Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 1.(c)(1) states, that every building owned or occupied by the state regardless of occupancy having a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an "R" occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

Project Index #: 2041INT1
Construction Cost \$316,790

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted and / or sealed at least once in the next two to three years and every 4 - 6 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 63,358	IBC Occupancy Type 1: 80 % B
Year Constructed: 1997	IBC Occupancy Type 2: 20 % A-3
Exterior Finish 1: 90 % Concrete Masonry U	Construction Type: Concrete Masonry & Steel
Exterior Finish 2: 10 % Glass and Aluminum	IBC Construction Type: III-A
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$2,404,600	Project Construction Cost per Square Foot: \$115.68
Priority Class 2: \$2,990,800	Total Facility Replacement Construction Cost: \$22,175,000
Priority Class 3: \$1,933,780	Facility Replacement Cost per Square Foot: \$350
Grand Total: \$7,329,180	FCNI: 33%

FIELD MAINTENANCE SHOP A

SPWD Facility Condition Analysis - 2040

Survey Date: 4/7/2021

FIELD MAINTENANCE SHOP A BUILDING REPORT

The Operations and Maintenance Shop #5 is a concrete masonry unit and steel framed structure with a standing seam metal and single-ply membrane roofing system. There is a large shop area where vehicles and equipment are repaired and serviced. Also located inside the facility are offices, restrooms, storage areas, a break room and a mechanical roof. There is a roof mounted HVAC unit which provides heating and cooling to all of the areas except the main shop which has radiant heaters only. The condenser is located at grade level on the exterior of the building. The building is in excellent shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$18,000****Currently Critical****Immediate to Two Years****ADA SIGNAGE****Project Index #: 2040ADA1****Construction Cost \$2,500**

The building is lacking ADA signage. Americans with Disabilities Act (ADA) regulations pertaining to building access, route of travel and restrooms has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters / pictograms; and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances, route of travel inside the building and restrooms. Americans with Disabilities Act Accessibility Guidelines (ADAAG) was referenced for this project. This project or a portion thereof was previously recommended in the FCA report dated 07/17/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/07/2021.

ARC FLASH and ELECTRICAL COORDINATION STUDY**Project Index #: 2040ELE1****Construction Cost \$15,000**

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.

WATER HEATER SEISMIC BRACING**Project Index #: 2040SFT1****Construction Cost \$500**

The water heater is not seismically anchored to the structure. This project would provide funding for the installation of compliant seismic bracing and installation of a drip pan under the water heater.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$222,900****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 2040EXT1****Construction Cost \$40,600**

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2 - 4 years and is recommended on a cyclical basis based on environmental conditions.

FLOORING REPLACEMENT

Project Index #: 2040INT2
Construction Cost \$18,900

The floor coverings throughout this office are in generally poor condition and have reached the end of their serviceable lives. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base

HVAC EQUIPMENT REPLACEMENT

Project Index #: 2040HVA1
Construction Cost \$114,800

The rooftop unit (RTU) is original to the building is problematic and is reaching the end of its useful life. 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. The HVAC equipment should be scheduled for replacement within 2 - 4 years. This project would provide for the replacement of the RTU, gas fired radiant heaters and cleaning the existing duct work and grills. This project includes the removal and disposal of the existing equipment and all required connections to utilities.

INTERIOR FINISHES

Project Index #: 2040INT1
Construction Cost \$29,000

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted and / or sealed at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

WINDOW REPLACEMENT

Project Index #: 2040EXT2
Construction Cost \$19,600

The windows are original to the building and are reaching the end of their useful life. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 10 units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 5,800	IBC Occupancy Type 1: 25 % B
Year Constructed: 1994	IBC Occupancy Type 2: 75 % H-4
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry & Steel
Exterior Finish 2: %	IBC Construction Type: III-N
Number of Levels (Floors): 1	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$18,000	Project Construction Cost per Square Foot:	\$41.53
Priority Class 2:	\$222,900	Total Facility Replacement Construction Cost:	\$1,595,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$240,900	FCNI:	15%

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



Sen. Harry Reid Readiness & Training Center - Site #9920
Description: Sidewalk Replacement Needed.



Sen. Harry Reid Readiness & Training Center - Site #9920
Description: Pavement Patch, Crack & Slurry Seal Site Paving Needed.



Field Maintenance Shop B - Building #3915
Description: Exterior of the Shop.



Guard Shack - Building #2910
Description: Exterior of the Building.



Shade Ramada - Building #2909
Description: Exterior of the Structure.



OSA Flight Detachment 45 - Building #2408
Description: Exterior of the Structure.



OSA Flight Detachment 45 - Building #2408
Description: ADA Restroom & Shower Remodel Needed.



Pumphouse - Building #2053
Description: Exterior of the Building.



Aviation Storage #8 - Building #2050
Description: Exterior of the Building.



Storage Building #10 - Building #2049
Description: Exterior of the Building.



Aviation Storage #2 - Building #2048
Description: Exterior of the Building.



Aviation Storage #1 - Building #2047
Description: Exterior of the Building.



Physical Training - Building #2046
Description: Exterior of the Building.



Army Aviation Support Facility - Building #2045
Description: Exterior View of the East Side Hanger Doors.



Army Aviation Support Facility - Building #2045
Description: Window Replacement Recommended.



Army Aviation Support Facility - Building #2045
Description: Exterior Finishes – Repaint Exterior Including Hangar Doors.



Army Aviation Support Facility - Building #2045
Description: Dual Level Drinking Fountains Needed.



Washoe County Training Center - Building #2041
Description: View of Main Entry into Building.



Washoe County Training Center - Building #2041
Description: Flooring Replacement Needed.



Washoe County Training Center - Building #2041
Description: Loading Dock Replacement Recommended.



Field Maintenance Shop A - Building #2040
Description: Exterior of the Shop.



Field Maintenance Shop A - Building #2040
Description: Water Heater Seismic Restraints Needed.