

State of Nevada
Department of Wildlife

ELY WILDLIFE OLD FIELD OFFICE SITE

Airport Road
Ely, Nevada 89301

Site Number: 9933
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in October 2021

State of Nevada
Department of Wildlife

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: 9933

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
0636	WILDLIFE STORAGE/GARAGE Airport Road Ely	768	1950	11/7/2017	\$3,072	\$20,400	\$0	\$23,472	\$38,400	61%
0635	OLD WILDLIFE ADMINISTRATIVE OFFICE Airport Road Ely	1440	1955	11/7/2017	\$25,700	\$30,600	\$20,200	\$76,500	\$144,000	53%
9933	ELY WILDLIFE OLD FIELD OFFICE SITE Airport Road Ely			11/7/2017	\$0	\$5,000	\$0	\$5,000		0%
Report Totals.....:		2,208			\$28,772	\$56,000	\$20,200	\$104,972	\$182,400	58%

Acronyms List

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

This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.

SPWD Facility Condition Analysis

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ELY WILDLIFE OLD FIELD OFFICE SITE

SPWD Facility Condition Analysis - 9933

Survey Date: 11/7/2017

ELY WILDLIFE OLD FIELD OFFICE SITE

BUILDING REPORT

The Old Ely Wildlife Office site is located just west of US Highway 93 off of the access road to the airport. It is approximately 1 acre in size and fully fenced. There are 2 structures on site, the old office and a metal garage building. The site and buildings are used for storage now as the main office has relocated to Alpha Street. The site is overgrown with weeds and other vegetation and the paving has deteriorated to a gravel state. The property is in the middle of a 99 year lease with White Pine County which began on 27 June 1954. Due to the limited useage of the site and the office building being un-occupied, the recommended projects will be focused on building envelope preservation until plans are made to re-occupy.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$5,000

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 9933SIT1

Construction Cost \$5,000

WEED ABATEMENT

Most of the site is covered with weeds. This project would provide for the removal and disposal of the weeds on the site and treatment of the area with an herbicide to control future weed growth.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$5,000
Priority Class 3:	\$0
Grand Total:	\$5,000

WILDLIFE STORAGE/GARAGE BUILDING REPORT

The Wildlife Storage/Garage is an old engineered steel structure with a metal roofing system on a concrete foundation. It is used for storage and is uninsulated and does not have any heating or cooling systems. The building is in fair shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$3,072**
Currently Critical **Immediate to Two Years**

FIRE ALARM SYSTEM INSTALLATION **Project Index #: 0636SFT1**
Construction Cost \$3,072

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2006 Section 7 and the 2006 International Fire Code. This project or a portion thereof was previously recommended in the FCA report dated 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$20,400**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR DOOR REPLACEMENT **Project Index #: 0636EXT2**
Construction Cost \$2,000

The exterior metal man door is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the door assembly with a new metal door, frame and hardware. Removal and disposal of the existing door is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

EXTERIOR FINISHES **Project Index #: 0636EXT1**
Construction Cost \$1,000

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

OVERHEAD DOOR REPLACEMENT **Project Index #: 0636EXT3**
Construction Cost \$17,400

There are two 10'x10' overhead doors which are damaged and do not function properly. Exposure and wind have caused the doors to bend, crack and lose their finish. They are original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead doors and replacement with new manually operated coiling doors. This project or a portion thereof was previously recommended in the FCA report dated 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

BUILDING INFORMATION:

Gross Area (square feet): 768	IBC Occupancy Type 1: 100 % S-3
Year Constructed: 1950	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Old Engineered Steel Building
Exterior Finish 2: %	IBC Construction Type: V-N
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$3,072	Project Construction Cost per Square Foot: \$30.56
Priority Class 2: \$20,400	Total Facility Replacement Construction Cost: \$38,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$50
Grand Total: \$23,472	FCNI: 62%

OLD WILDLIFE ADMINISTRATIVE OFFICE

SPWD Facility Condition Analysis - 0635

Survey Date: 11/7/2017

**OLD WILDLIFE ADMINISTRATIVE OFFICE
BUILDING REPORT**

The Old Wildlife Administrative Office is a concrete masonry unit and wood framed structure with a composition roofing system on a concrete foundation. It is currently used for storage and is not occupied. The building is all original including finishes, windows, doors and an old oil fired furnace. The building is in poor shape and rarely used. For these reasons, the recommended project focus is on building envelope preservation until there are plans to re-occupy the building.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$25,700**
Currently Critical **Immediate to Two Years**

FIRE ALARM SYSTEM INSTALLATION **Project Index #: 0635SFT1**
Construction Cost \$7,200

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2006 Section 7 and the 2006 International Fire Code. This project or a portion thereof was previously recommended in the FCA report dated 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

UNDERGROUND TANK REMOVAL **Project Index #: 0635ENV1**
Construction Cost \$18,500

At the south exterior wall there is an underground heating oil fuel tank that is no longer needed because new propane-fired equipment will be installed. This project allows for removal of the underground tank and associated soils surrounding the installation. This project or a portion thereof was previously recommended in the FCA report dated 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$30,600**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR DOOR REPLACEMENT **Project Index #: 0635EXT3**
Construction Cost \$6,000

The 3 exterior wood doors appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement of the wood doors with new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

EXTERIOR FINISHES **Project Index #: 0635EXT1**
Construction Cost \$7,200

The exterior finishes are in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls, wood trim and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted 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.

Project Index #: 0635EXT4
Construction Cost \$17,400

OVERHEAD DOOR REPLACEMENT

There are two 8'x8' overhead doors on the east side of the building which are damaged and do not function properly. They are original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead doors and replacement with two new manually operated overhead doors. Removal and disposal of the existing doors is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 08/24/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/07/2017.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$20,200**
Long-Term Needs **Four to Ten Years**

Project Index #: 0635EXT5
Construction Cost \$20,200

ROOF REPLACEMENT

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 4 -6 years with a new 50 year asphalt composition roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing system.

BUILDING INFORMATION:

Gross Area (square feet): 1,440	IBC Occupancy Type 1: 100 % B
Year Constructed: 1955	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted CMU	Construction Type: Concrete Masonry & Wood
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: \$25,700	Project Construction Cost per Square Foot: \$53.13
Priority Class 2: \$30,600	Total Facility Replacement Construction Cost: \$144,000
Priority Class 3: \$20,200	Facility Replacement Cost per Square Foot: \$100
Grand Total: \$76,500	FCNI: 53%

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



Ely Wildlife Old Field Office Site - Site #9933
Description: Site Entry Gate.



Ely Wildlife Old Field Office Site - Site #9933
Description: Site Parking Area.



Old Wildlife Administrative Office – Building #0635
Description: East Elevation of Old Office Building.



Old Wildlife Administrative Office – Building #0635
Description: Interior of the Old Office Building.



Old Wildlife Administrative Office – Building #0635
Description: West and South Elevation of the Old Office Building.



Wildlife Storage / Garage - Building #0636
Description: Exterior of the Building.



Wildlife Storage / Garage - Building #0636
Description: Interior of the Building.



Wildlife Storage / Garage - Building #0636
Description: Interior Structure of the Building.