



STATE OF NEVADA  
STATE PUBLIC WORKS DIVISION

FACILITY CONDITION ASSESSMENT REPORT FOR:



DEPT OF CONSERVATION AND NATURAL RESOURCES  
DIVISION OF FORESTRY

SITE #: 9934 ELKO NORTHERN REGION 2 NDF HDQS. SITE  
911 FALCON WAY  
ELKO, NV 89801-4654



Survey Date: 5/8/2023  
Distribution Date: 11/20/2024

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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 1.

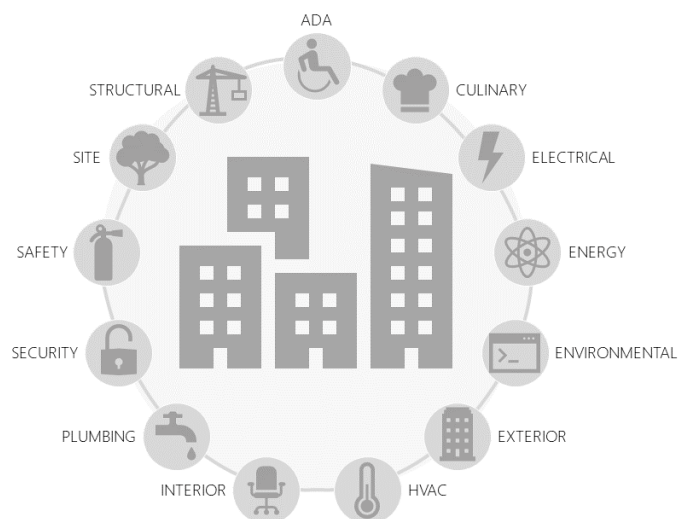
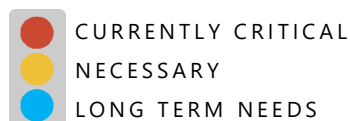


FIGURE 2.



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
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APPENDIX H	REVISION HISTORY

## 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



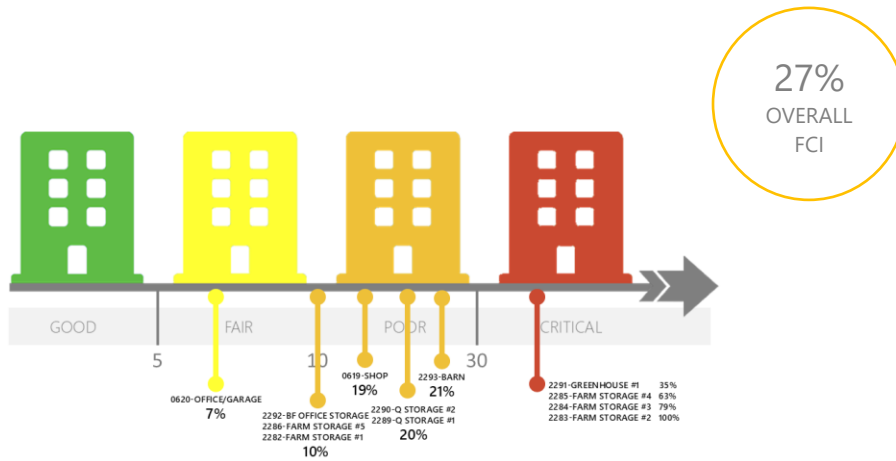
TOTAL # OF BLDGS: 13  
 NORTHEAST REGION  
 ELKO, NV ELKO COUNTY

SITE	BLDG	NAME	STATUS
9934	0619	NDF NORTHERN REGION 2 SHOP	OCCUPIED
9934	0620	NDF NORTHERN REGION 2 OFFICE/GARAGE	OCCUPIED
9934	2282	FARM STORAGE #1	OCCUPIED
9934	2283	FARM STORAGE #2	OCCUPIED
9934	2284	FARM STORAGE #3	OCCUPIED
9934	2285	FARM STORAGE #4	OCCUPIED
9934	2286	FARM STORAGE #5	OCCUPIED
9934	2289	OPEN QUONSET STORAGE #1	OCCUPIED
9934	2290	OPEN QUONSET STORAGE #2	OCCUPIED
9934	2291	GREENHOUSE #1	OCCUPIED
9934	2292	BIRD FARM OFFICE STORAGE	OCCUPIED
9934	2293	BARN (next to Farm Storage #2)	OCCUPIED
9934	9934	ELKO NORTHERN REGION 2 NDF HDQS. SITE	OCCUPIED



## 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 ELKO NORTHERN REGION 2 NDF HDQS. SITE.

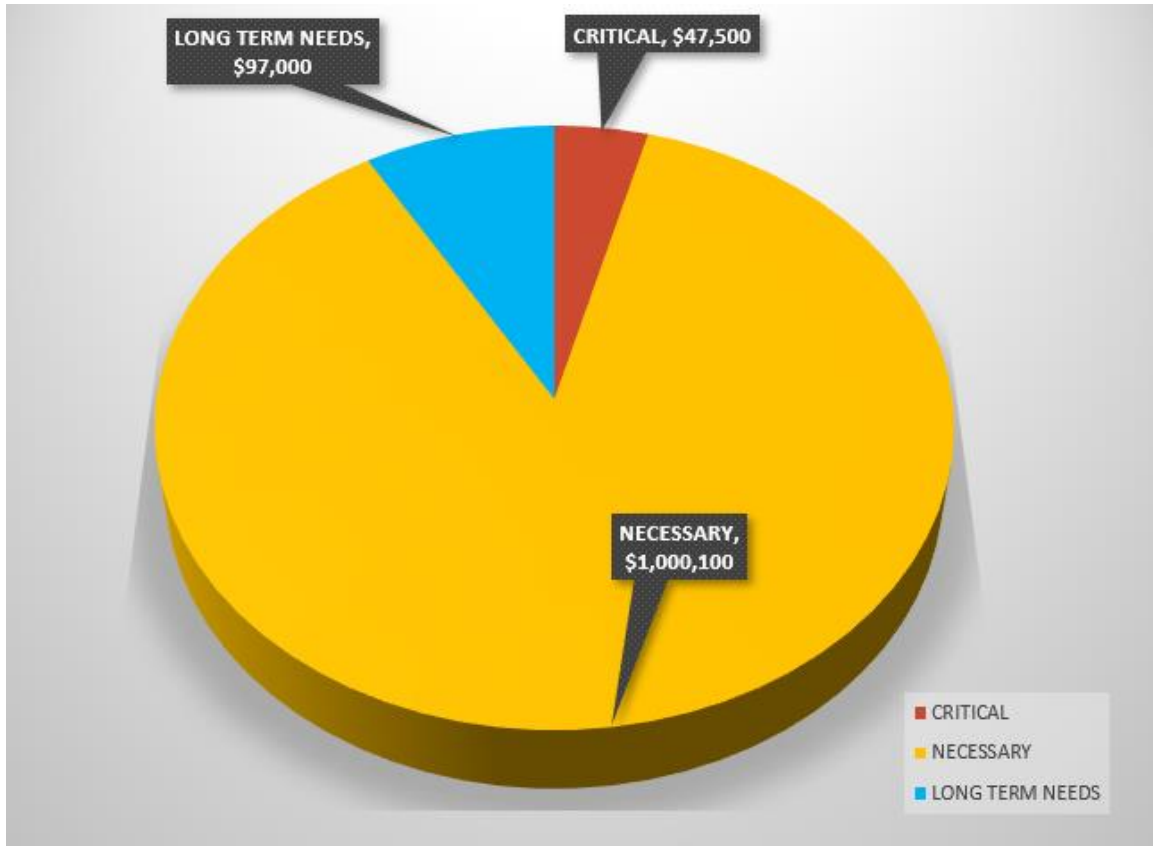
The percentages shown in the graph to the left were calculated using the figures in the report below.

DATA

SITE #: 9934

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			
5/8/2023	9934	ELKO NORTHERN REGION 2 NDF HDQS. SITE	0		\$15,000	\$628,100	\$0	\$643,100		0%
5/8/2023	0620	NDF NORTHERN REGION 2 OFFICE/GARAGE	1980	5084	\$10,000	\$74,500	\$70,600	\$155,100	\$2,287,800	7%
5/9/2023	2292	BIRD FARM OFFICE STORAGE	0	800	\$0	\$16,000	\$0	\$16,000	\$160,000	10%
5/9/2023	2286	FARM STORAGE #5	0	800	\$0	\$16,000	\$0	\$16,000	\$160,000	10%
5/9/2023	2282	FARM STORAGE #1	0	1200	\$0	\$24,000	\$0	\$24,000	\$240,000	10%
5/8/2023	0619	NDF NORTHERN REGION 2 SHOP	1981	4880	\$22,500	\$188,500	\$24,400	\$235,400	\$1,220,000	19%
5/9/2023	2290	OPEN QUONSET STORAGE #2	0	450	\$0	\$9,000	\$0	\$9,000	\$45,000	20%
5/9/2023	2289	OPEN QUONSET STORAGE #1	0	450	\$0	\$9,000	\$0	\$9,000	\$45,000	20%
5/9/2023	2293	BARN (next to Farm Storage #2)	0	1500	\$0	\$8,000	\$0	\$8,000	\$37,500	21%
5/9/2023	2291	GREENHOUSE #1	0	400	\$0	\$12,000	\$2,000	\$14,000	\$40,000	35%
5/9/2023	2285	FARM STORAGE #4	0	320	\$0	\$5,000	\$0	\$5,000	\$8,000	63%
5/9/2023	2284	FARM STORAGE #3	0	250	\$0	\$5,000	\$0	\$5,000	\$6,300	79%
5/9/2023	2283	FARM STORAGE #2	0	200	\$0	\$5,000	\$0	\$5,000	\$5,000	100%
			TOTALS:	16,334	\$47,500	\$1,000,100	\$97,000	\$1,144,600	\$4,254,600	27%

## 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
0619	0619ENV4	DEFERRED	SPILL CONTAINMENT	7,500.00
0619	0619INT1	DEFERRED	INTERIOR LANDING INSTALLATION	5,000.00
0619	0619SFT8	DEFERRED	SAFETY CABINETS	10,000.00
0620	0620ADA1	DEFERRED	ADA RESTROOM REMODEL	5,000.00
0620	0620ENV1	DEFERRED	ABANDON SEPTIC TANK	5,000.00
9934	9934ADA1	DEFERRED	MEMORIAL TREE GROVE ACCESSIBILITY	15,000.00
				<b>\$47,500.00</b>

### PRIORITY 2 – NECESSARY, NOT YET CRITICAL

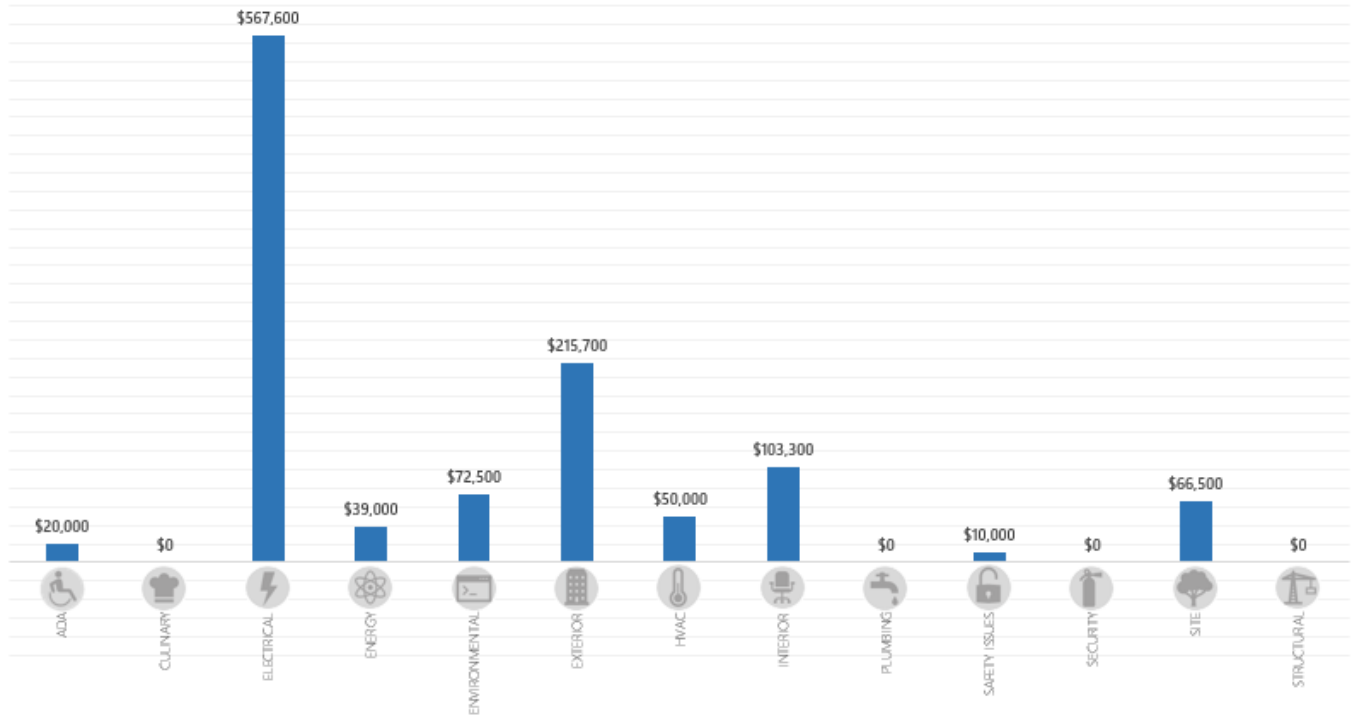
BLDG #	PROJECT #	STATUS	DESC	COST
0619	0619ELE1	DEFERRED	ELECTRICAL REPAIRS	6,000.00
0619	0619ENR1	DEFERRED	LIGHTING UPGRADE	39,000.00
0619	0619ENV2	DEFERRED	RESTROOM REMODEL	25,000.00
0619	0619ENV3	DEFERRED	GREASE / SAND INTERCEPTOR INSTALLATION	35,000.00
0619	0619EXT4	DEFERRED	OVERHEAD DOOR REPLACEMENT	16,000.00
0619	0619EXT5	DEFERRED	CONCRETE APRON REPAIRS	24,000.00
0619	0619EXT6	DEFERRED	COOK SHED DEMOLITION	5,600.00
0619	0619INT2	DEFERRED	INTERIOR FINISHES	24,400.00
0619	0619INT3	DEFERRED	VCT FLOORING REPLACEMENT	4,500.00
0619	0619INT5	DEFERRED	INTERIOR DOOR REPLACEMENT	9,000.00
0620	0620EXT3	DEFERRED	GUTTER REPLACEMENT	24,500.00
0620	0620HVA4	NEW	HVAC ROOFTOP REPLACEMENT	50,000.00
2282	2282EXT1	NEW	EXTERIOR FINISHES	24,000.00
2283	2283EXT2	NEW	DEMOLISH STRUCTURE	5,000.00
2284	2284EXT2	NEW	DEMOLISH STRUCTURE	5,000.00
2285	2285EXT2	NEW	DEMOLISH STRUCTURE	5,000.00
2286	2286EXT1	NEW	EXTERIOR FINISHES	16,000.00
2289	2289EXT1	NEW	EXTERIOR FINISHES	9,000.00
2290	2290EXT1	NEW	EXTERIOR FINISHES	9,000.00
2291	2291EXT3	NEW	ROOF REPLACEMENT	12,000.00
2292	2292EXT2	NEW	EXTERIOR FINISHES	16,000.00
2293	2293EXT2	NEW	DEMOLISH STRUCTURE	8,000.00
9934	9934ELE1	IN PROGRESS	GENERATOR INSTALLATION	561,600.00
9934	9934SIT10	NEW	SITE DRAINAGE STUDY	25,000.00
9934	9934SIT7	DEFERRED	SITE BOLLARDS	9,000.00
9934	9934SIT9	DEFERRED	CRACK FILL & SEAL ASPHALT PAVING	32,500.00
				<b>\$1,000,100.00</b>

### PRIORITY 3 – LONG TERM NEEDS

BLDG #	PROJECT #	STATUS	DESC	COST
0619	0619EXT1	DEFERRED	EXTERIOR FINISHES	24,400.00
0620	0620EXT1	NEW	EXTERIOR FINISHES	10,200.00
0620	0620INT3	NEW	FLOORING REPLACEMENT	35,000.00
0620	0620INT4	NEW	INTERIOR FINISHES	25,400.00
2291	2291EXT2	NEW	EXTERIOR FINISHES	2,000.00
				<b>\$97,000.00</b>
<b>GRAND TOTAL</b>				<b>\$1,144,600.00</b>

## CONSTRUCTION PROJECT PORTFOLIO BY SITE/BUILDING

PROJECT COSTS BY BUILDING SYSTEMS CATEGORIES



9934 – ELKO NORTHERN REGION 2 NDF HDQS. SITE **OCCUPIED**

**FACILITY USAGE: SITE-GENERAL**

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

**STATISTICS**



BUILT		0
AGE		0 yrs
ACQUIRED		-
HOW ACQUIRED		NULL
SQUARE FEET (SF)		-
FLOORS		0
BASEMENT?		No
LONGITUDE /LATITUDE		40.882890 / -115.726180
REPLACEMENT COST		-
COST PER SF		-
FACILITY CONDITION INDEX		0.00

The Nevada Division of Forestry Northern Region 2 Headquarters site is located immediately adjacent to the NYTC campus in Elko, Nevada. The site is typified by mature trees, shrubs and grassy areas. There are several buildings on the site as well as paved parking for the public and employees. Some vehicle and equipment storage areas are gravel and dirt. There is ADA designated parking in front of the office with a route of travel to the building as well as paved parking for guests and employees. The site has city water and sewer service as well propane for gas fired appliances. In 2024, a parcel of adjacent land called the "Bird Farm" was transferred from HHS (Nevada Youth Training Center) to CNR (Forestry). The parcel contains 10 buildings and 3 non-permanent structures (railroad cars).

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	1	\$15,000.00
2	4	\$628,100.00
-	-	-
TOTALS	5	\$643,100.00

9934 ELKO NORTHERN REGION 2 NDF HDQS. SITE

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	9934ADA1 - ADA	STATUS	9/19/2024	DEFERRED

MEMORIAL TREE GROVE ACCESSIBILITY

	QUANTITY	UNITS	TOTAL	SF COST
The site has a public trail system for the Mike P. Jordan Memorial Tree Grove located adjacent to the Lath House. The 36" wide trail consists of 2" x 6" wood curbing filled with pea gravel. This area is frequented by the public including school children on field trips. The trail is not accessible and does not meet the criteria for Americans with Disability Act (ADA). This project would provide for the installation of a 2" thick polymer based pavement system for the trail system to provide accessibility through the tree grove. A product under the brand name PolyPavement was used as a pricing guide for this project. The 2018 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.	12000	Square Foot	\$15,000.00	-




Please review DISCLAIMERS section on Page 4.

9934 ELKO NORTHERN REGION 2 NDF HDQS. SITE

		PRIORITY	2 - Two to Four Years	
PROJECT #	9934ELE1 - ELECTRICAL	STATUS	4/23/2024	IN PROGRESS

GENERATOR INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
<p>The site does not have an emergency back-up generator. As an emergency management facility, it is important to have backup power to the buildings. This project would provide for a new diesel powered 150 KVA generator including required connections to utility systems.</p> <p>This project is in design under CIP 23-M36 and the estimate is based off that project.</p>	1	Package	\$561,600.00	-



**No Image Available**

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9934 ELKO NORTHERN REGION 2 NDF HDQS. SITE

		PRIORITY	2 - Two to Four Years	
PROJECT #	9934SIT10 - SITE ISSUES	STATUS	9/19/2024	NEW

SITE DRAINAGE STUDY

	QUANTITY	UNITS	TOTAL	SF COST
The parking area drainage west of the Office-Garage was not addressed when the building was expanded in approximately 2000. The result is increased sheet flow of storm water across the paved parking areas and potential water infiltration into the west side of the Apparatus Bays. Caulking at the base of the building has attempted to stop the infiltration. The increased storm water sheet flow across the parking areas has substantially increased slip hazards during icy conditions. This project recommends a full drainage study of the site and include the drainage impact of the new Heavy Maintenance Shop currently in design under CIP 21-C01. In addition, consideration of integrating vehicle stops (or pipe bollards) into any re-grading plan to protect the west side of the Apparatus Bay is suggested. The cost to implement recommendations as a result of the Study is not included in this project.	1	Package	\$25,000.00	-



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9934 ELKO NORTHERN REGION 2 NDF HDQS. SITE

		PRIORITY	2 - Two to Four Years	
PROJECT #	9934SIT7 - SITE ISSUES	STATUS	4/23/2024	DEFERRED

SITE BOLLARDS

	QUANTITY	UNITS	TOTAL	SF COST
The Regional Office building has three large apparatus bay doors for fire fighting equipment. The paved approach does not have any protection to prevent vehicles from damaging the building. This project would provide for six 8" diameter pipe bollards, filled with concrete at each side of the apparatus bay doors.	6	Each	\$ 9,000.00	-



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## 9934 ELKO NORTHERN REGION 2 NDF HDQS. SITE

PRIORITY	2 - Two to Four Years	
STATUS	9/19/2024	DEFERRED

PROJECT # 9934SIT9 - SITE ISSUES

### CRACK FILL & SEAL ASPHALT PAVING

	QUANTITY	UNITS	TOTAL	SF COST
The paving appeared to be in fair condition at the time of the survey. It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads, parking areas and the maintenance yard. Striping is included in this estimate. This project should be scheduled in the next 2 - 4 years and on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 25,000 square feet of asphalt area was used to generate this estimate.	25000	Square Foot	\$32,500.00	-



Please review **DISCLAIMERS** section on Page 4.



0619 – NDF NORTHERN REGION 2 SHOP **OCCUPIED**

**FACILITY USAGE: MAINTENANCE-INSPECTION, SHOP, WAREHOUSE**

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	60% Metal Siding	40% Wood Siding
OCCUPANCY TYPE	100% S-1 Moderate hazard storage	-%

**STATISTICS**



BUILT	1981
AGE	43 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	4,880
FLOORS	2
BASEMENT?	No
LONGITUDE /LATITUDE	40.883007 / -115.726221
REPLACEMENT COST	\$1,220,000.00
COST PER SF	\$ 250.00
FACILITY CONDITION INDEX	19.30

The NDF Northern Region 2 Shop building is a wood and metal framed structure with metal siding and roof. This facility is used for the majority of the NDF's vehicle and equipment repairs, storage, painting and servicing. The building is old and in need of refurbishment. CIP project (21-C01) is currently in design which will address many of the recommended projects.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	3	\$22,500.00
2	10	\$188,500.00
3	1	\$24,400.00
TOTALS	14	\$235,400.00

0619 NDF NORTHERN REGION 2 SHOP

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0619ENV4 - ENVIRONMENTAL	STATUS	9/17/2024	DEFERRED

SPILL CONTAINMENT

	QUANTITY	UNITS	TOTAL	SF COST
The Shop does not have a method for containing spills or leakage from oil drums. This project would add secondary containment pallets for all containers in the building and install placards on the building exterior.	1	Package	\$ 7,500.00	\$ 2.00



Please review DISCLAIMERS section on Page 4.

0619 NDF NORTHERN REGION 2 SHOP

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0619INT1 - BUILDING INTERIOR	STATUS	9/17/2024	DEFERRED

INTERIOR LANDING INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
The west side of the shop has an exit door with an interior landing approximately 6" below the exterior landing. Section 1008.1 of the 2012 IBC describes the requirements for doors including floor elevations and landings. The floor or landing shall be at the same elevation on each side of the door. There is a wood ramp constructed to eliminate the step down but it has created a tripping hazard and does not meet code. This project would provide funding to pour a 3'-0" x 3'-0" concrete landing on the interior of the building to eliminate the tripping hazard.	1	Package	\$ 5,000.00	\$ 1.00



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0619 NDF NORTHERN REGION 2 SHOP

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	0619SFT8 - SAFETY ISSUES	STATUS	9/17/2024	DEFERRED

SAFETY CABINETS

	QUANTITY	UNITS	TOTAL	SF COST
The Shop contains many different paints, stains, oils, vehicle repair fluids, cleaning products and other hazardous products on open shelves and on the floor. This does not meet OSHA standards for hazardous materials containment. This project would provide two hazardous storage containers in the building and install placards on the building exterior in accordance with OSHA 1910.106 (d).	2	Each	\$10,000.00	\$ 2.00



Please review DISCLAIMERS section on Page 4.

## 0619 NDF NORTHERN REGION 2 SHOP

		PRIORITY	2 - Two to Four Years	
PROJECT #	0619ELE1 - ELECTRICAL	STATUS	9/13/2024	DEFERRED

### ELECTRICAL REPAIRS

	QUANTITY	UNITS	TOTAL	SF COST
There are safety issues throughout the building having to do with electrical fixtures and equipment. There are numerous electrical outlets and switches which are missing covers or are broken, extension cords being used to supply permanent electrical power, the GFCI outlet in the restroom is broken and the exterior outlets are not GFCI protected and are missing covers. This project would provide for repairs and/ or replacement of the damaged electrical outlets and removing extension cords from permanent locations.	1	Package	\$ 6,000.00	\$ 1.00



Please review **DISCLAIMERS** section on Page 4.

## 0619 NDF NORTHERN REGION 2 SHOP

		PRIORITY	2 - Two to Four Years	
PROJECT #	0619ENR1 - ENERGY SAVINGS	STATUS	9/17/2024	DEFERRED

### LIGHTING UPGRADE

	QUANTITY	UNITS	TOTAL	SF COST
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 are suggested. Occupancy sensors will be installed in low occupancy areas for additional savings. Electrical wiring upgrades are not included in this estimate.	4880	Square Foot	\$39,000.00	\$ 8.00



Please review **DISCLAIMERS** section on Page 4.

## 0619 NDF NORTHERN REGION 2 SHOP

		PRIORITY	2 - Two to Four Years	
PROJECT #	0619ENV2 - ENVIRONMENTAL	STATUS	9/17/2024	DEFERRED

### RESTROOM REMODEL

	QUANTITY	UNITS	TOTAL	SF COST
The restroom in the building is original to the building and in overall poor condition. The finishes, fixtures, toilet, sink and shower are showing signs of wear and deterioration. This project would provide for a complete remodel of the restroom. The removal and disposal of the existing fixtures and finishes is included in this estimate.	1	Package	\$25,000.00	\$ 5.00



Please review DISCLAIMERS section on Page 4.

## 0619 NDF NORTHERN REGION 2 SHOP

		PRIORITY	2 - Two to Four Years	
PROJECT #	0619ENV3 - ENVIRONMENTAL	STATUS	9/17/2024	DEFERRED

### GREASE / SAND INTERCEPTOR INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
The shop has a wash area for vehicles which drains into the city sewer. There is no evidence that a grease/ sand interceptor is provided. This project recommends installing a grease/ sand interceptor in accordance with state health regulations.	1	Package	\$35,000.00	\$ 7.00



Please review **DISCLAIMERS** section on Page 4.



## 0619 NDF NORTHERN REGION 2 SHOP

		PRIORITY	2 - Two to Four Years	
PROJECT #	0619EXT4 - BUILDING EXTERIOR	STATUS	9/17/2024	DEFERRED

### OVERHEAD DOOR REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
There is one 12' x 14' and two 10' x 10' overhead garage doors which are damaged and do not function properly. Exposure and wind have caused the doors to bend, crack and lose their finish. The springs, rollers and hinges are worn from general wear and tear. 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 garage doors and replacement with new manually operated overhead garage doors.	1	Package	\$16,000.00	\$ 3.00



Please review **DISCLAIMERS** section on Page 4.

## 0619 NDF NORTHERN REGION 2 SHOP

PRIORITY	2 - Two to Four Years	
STATUS	9/13/2024	DEFERRED

PROJECT # 0619EXT5 - BUILDING EXTERIOR

### CONCRETE APRON REPAIRS

	QUANTITY	UNITS	TOTAL	SF COST
The 3 exterior concrete aprons and sidewalks around the building have extensive cracking and are due for repairs. This project would provide for crack-filling, patching and sealing the concrete aprons at the vehicle garage doors and the sidewalks and pads around the building.	1200	Square Foot	\$24,000.00	\$ 5.00



Please review **DISCLAIMERS** section on Page 4.

## 0619 NDF NORTHERN REGION 2 SHOP

		PRIORITY	2 - Two to Four Years	
PROJECT #	0619EXT6 - BUILDING EXTERIOR	STATUS	9/13/2024	DEFERRED

### COOK SHED DEMOLITION

	QUANTITY	UNITS	TOTAL	SF COST
The Shop has a small Cook Shed addition on the north side of the structure. It contains numerous code and safety issues including but not limited to broken windows, broken or missing electrical fixtures, temporary metal and wood flooring, dry rot, cooking and washing dishes without proper equipment or ventilation and no life safety systems. The addition is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the addition.	280	Square Foot	\$ 5,600.00	\$ 1.00



Please review **DISCLAIMERS** section on Page 4.

## 0619 NDF NORTHERN REGION 2 SHOP

		PRIORITY	2 - Two to Four Years	
PROJECT #	0619INT2 - BUILDING INTERIOR	STATUS	9/17/2024	DEFERRED

### INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2 - 3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.	4880	Square Foot	\$24,400.00	\$ 5.00



Please review DISCLAIMERS section on Page 4.

## 0619 NDF NORTHERN REGION 2 SHOP

		<b>PRIORITY</b>	2 - Two to Four Years	
<b>PROJECT #</b>	0619INT3 - BUILDING INTERIOR	<b>STATUS</b>	9/18/2024	DEFERRED

### VCT FLOORING REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The VCT (vinyl composite tile) flooring in the office space is damaged and reaching the end of its useful life. 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.	500	Square Foot	\$ 4,500.00	\$ 1.00



Please review **DISCLAIMERS** section on Page 4.

## 0619 NDF NORTHERN REGION 2 SHOP

		PRIORITY	2 - Two to Four Years	
PROJECT #	0619INT5 - BUILDING INTERIOR	STATUS	9/17/2024	DEFERRED

### INTERIOR DOOR REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The interior doors in this building are damaged and do not function properly. There are 3 hollow core wood doors and 3 hollow core metal doors. This project would provide for the installation of new metal solid core interior doors including frames, lever action door handles, hardware and paint. Removal and disposal of the existing doors is included in this cost estimate. A total of 6 interior doors was used in this estimate.	6	Each	\$ 9,000.00	\$ 2.00



Please review **DISCLAIMERS** section on Page 4.

## 0619 NDF NORTHERN REGION 2 SHOP

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0619EXT1 - BUILDING EXTERIOR	STATUS	9/13/2024	DEFERRED

### 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 is power washing, priming and painting the metal panels and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended to paint the building in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	4880	Square Foot	\$24,400.00	\$ 5.00



Please review **DISCLAIMERS** section on Page 4.

0620 – NDF NORTHERN REGION 2 OFFICE/GARAGE **OCCUPIED**

**FACILITY USAGE: OFFICE**

CONSTRUCTION TYPE	V-N	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Metal Siding	-%
OCCUPANCY TYPE	60% B Offices or Higher Education Offices	40% S-3 Repair garage with no open flames or welding

**STATISTICS**



BUILT	1980
AGE	44 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	5,084
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.882622 / -115.726119
REPLACEMENT COST	\$2,287,800.00
COST PER SF	\$ 450.00
FACILITY CONDITION INDEX	6.78

The NDF Northern Region 2 Office is a wood and metal framed building which contains offices and a large apparatus bay area for NDF emergency and fire fighting apparatus. There is a storage Mezzanine over a portion of the Office area which is accessed from the apparatus bay. The building is on a concrete slab-on-grade foundation, has a metal roof and is in good shape. There are some accessibility issues that will be addressed in the FCA report.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	2	\$10,000.00
2	2	\$74,500.00
3	3	\$70,600.00
TOTALS	7	\$155,100.00



## 0620 NDF NORTHERN REGION 2 OFFICE/GARAGE

PRIORITY	1 - Immediate to Two Years	
STATUS	9/18/2024	DEFERRED

PROJECT # 0620ADA1 - ADA

### ADA RESTROOM REMODEL

	QUANTITY	UNITS	TOTAL	SF COST
The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. This project would provide funding for minor remodeling the Men's and Women's restrooms into ADA compliant restrooms. These items may include additional grab bars, hardware and mirror relocation. The 2018 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.	1	Package	\$ 5,000.00	\$ 1.00



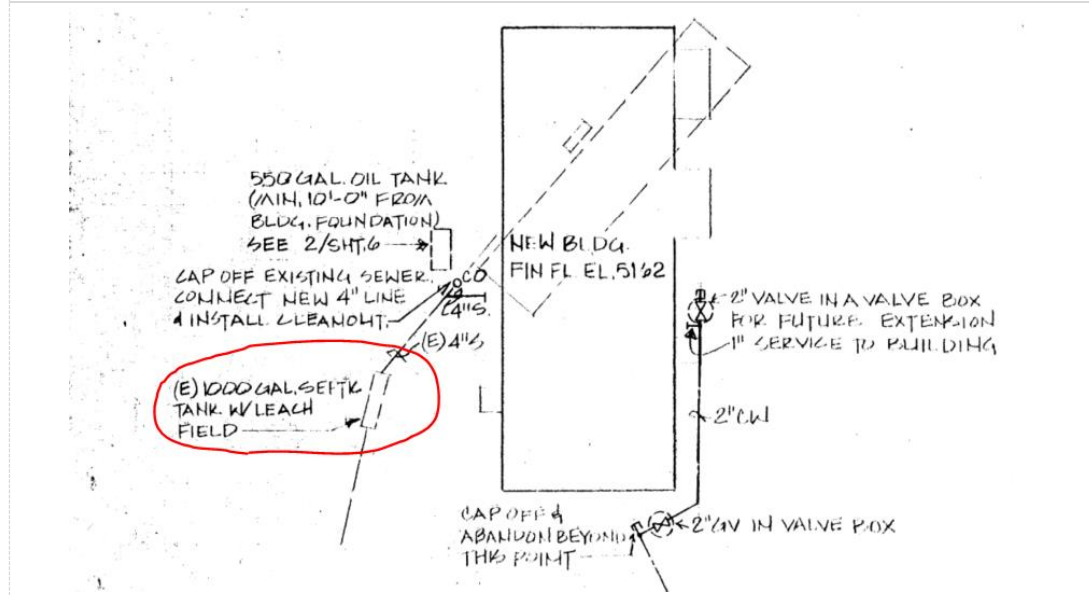
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0620 NDF NORTHERN REGION 2 OFFICE/GARAGE

PROJECT #	0620ENV1 - ENVIRONMENTAL	PRIORITY	1 - Immediate to Two Years
		STATUS	9/18/2024 DEFERRED

ABANDON SEPTIC TANK

	QUANTITY	UNITS	TOTAL	SF COST
The Office building was connected to the city sewer system in 1998 and disconnected from the on-site septic system. There is no record of the existing septic system having been demolished. According to Record Documents, the location of the septic tank is west of the original office footprint. This project provides funds to pump and fill the old tank in compliance with state health regulations.	1	Package	\$ 5,000.00	\$ 1.00



Please review DISCLAIMERS section on Page 4.

0620 NDF NORTHERN REGION 2 OFFICE/GARAGE

		PRIORITY	2 - Two to Four Years	
PROJECT #	0620EXT3 - BUILDING EXTERIOR	STATUS	4/23/2024	DEFERRED

GUTTER REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The existing gutters and downspouts on the building are damaged and should be scheduled for replacement. They have numerous joints that have proven impossible to seal against leaks and have been bent and broken over time. The leaking gutters will cause premature deterioration to the building finishes and the site hardscape. This project would replace the existing segmented gutter with seamless gutter and new downspouts. It is recommended to extend the downspouts at least 5'-0" away from the building exterior.	350	Linear Foot	\$24,500.00	\$ 5.00



Please review DISCLAIMERS section on Page 4.

0620 NDF NORTHERN REGION 2 OFFICE/GARAGE

		PRIORITY	2 - Two to Four Years	
PROJECT #	0620HVA4 - HVAC	STATUS	9/19/2024	NEW

HVAC ROOFTOP REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
There are 2 rooftop packaged gas fired HVAC units that are over 22 years old and are not energy efficient. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. The packaged HVAC units have reached the end of their expected and useful life. This project would provide for the installation of two new packaged HVAC units. Also included in this estimate is new curb adapters, roofing modifications, 100 feet of new condensate line, crane and rigging removal and installation and all required connections to utilities. Additional features to include direct drive, economizer and DDC.	1	Each	\$50,000.00	\$ 10.00



Please review DISCLAIMERS section on Page 4.

## 0620 NDF NORTHERN REGION 2 OFFICE/GARAGE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0620EXT1 - BUILDING EXTERIOR	STATUS	9/18/2024	NEW

### EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	5084	Square Foot	\$10,200.00	\$ 2.00



Please review **DISCLAIMERS** section on Page 4.

## 0620 NDF NORTHERN REGION 2 OFFICE/GARAGE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0620INT3 - BUILDING INTERIOR	STATUS	9/19/2024	NEW

### FLOORING REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The carpet in the building was in fair condition at the time of the survey. However, it is reaching the end of its useful life. It is recommended that the carpeting be planned for replacement. This project would provide for removal and disposal of the existing flooring and installation of new flooring appropriate for the application (vinyl, carpet, tile) in the next 6 - 8 years.	2500	Square Foot	\$35,000.00	\$ 7.00



Please review **DISCLAIMERS** section on Page 4.

## 0620 NDF NORTHERN REGION 2 OFFICE/GARAGE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	0620INT4 - BUILDING INTERIOR	STATUS	9/25/2024	NEW

### INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes were in good condition. It is recommended the interior walls and ceilings be painted in the next 7 - 9 years. All surfaces should be repaired and prepped prior to painting. For durability in wet areas, an epoxy-based paint should be used. Building maintenance should be scheduled on a cyclical basis to maintain the integrity of the structure.	5084	Square Foot	\$25,400.00	\$ 5.00



Please review **DISCLAIMERS** section on Page 4.

2282 – FARM STORAGE #1 **OCCUPIED**

**FACILITY USAGE: STORAGE-NONHAZARDOUS**

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Corrugated Steel	-%
OCCUPANCY TYPE	100% S-2 Low hazard storage	-%

**STATISTICS**



BUILT	0
AGE	0 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	1,200
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.885331 / -115.716593
REPLACEMENT COST	\$240,000.00
COST PER SF	\$ 200.00
FACILITY CONDITION INDEX	10.00

The building is a corrugated steel Quonset structure. It is used for storage and is in fair condition.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$24,000.00
-	-	-
<b>TOTALS</b>	<b>1</b>	<b>\$24,000.00</b>



## 2282 FARM STORAGE #1

		PRIORITY	2 - Two to Four Years	
PROJECT #	2282EXT1 - BUILDING EXTERIOR	STATUS	9/20/2024	NEW

### EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were 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. Included in the cost is power washing, priming and painting the metal panels. It is recommended to paint the building in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	1200	Square Foot	\$24,000.00	\$ 20.00



Please review **DISCLAIMERS** section on Page 4.

2283 – FARM STORAGE #2 **OCCUPIED**

**FACILITY USAGE: STORAGE-NONHAZARDOUS**

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	-%
OCCUPANCY TYPE	100% S-2 Low hazard storage	-%

**STATISTICS**



BUILT	0
AGE	0 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	200
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.885587 / -115.716459
REPLACEMENT COST	\$ 5,000.00
COST PER SF	\$ 25.00
FACILITY CONDITION INDEX	100.00

The Farm Storage #2 building is a wood framed structure used for storage. It is located next to the bird farm office and is in poor shape. All repairs, alterations or demolitions should be reviewed by the State Historical Preservation Office (SHPO).

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$ 5,000.00
-	-	-
<b>TOTALS</b>	<b>1</b>	<b>\$ 5,000.00</b>

## 2283 FARM STORAGE #2

		PRIORITY	2 - Two to Four Years	
PROJECT #	2283EXT2 - BUILDING EXTERIOR	STATUS	9/20/2024	NEW

### DEMOLISH STRUCTURE

	QUANTITY	UNITS	TOTAL	SF COST
The structure is dilapidated and deteriorating and has reached the end of its useful life. The structure is over 50 years of age, has had continuous roof leaks and the wood has rotted. This project would provide funding for the demolition and disposal of the building.	1	Package	\$ 5,000.00	\$ 25.00



Please review **DISCLAIMERS** section on Page 4.

2284 – FARM STORAGE #3 **OCCUPIED**

**FACILITY USAGE: STORAGE-NONHAZARDOUS**

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	-%
OCCUPANCY TYPE	100% S-2 Low hazard storage	-%

**STATISTICS**



BUILT	0
AGE	0 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	250
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.885490 / -115.716218
REPLACEMENT COST	\$ 6,300.00
COST PER SF	\$ 25.00
FACILITY CONDITION INDEX	79.37

The Farm Storage #3 building is a wood framed structure used for storage. It is located next to the bird farm office and is in poor shape. All repairs, alterations or demolitions should be reviewed by the State Historical Preservation Office (SHPO).

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$ 5,000.00
-	-	-
<b>TOTALS</b>	<b>1</b>	<b>\$ 5,000.00</b>

## 2284 FARM STORAGE #3

		PRIORITY	2 - Two to Four Years	
PROJECT #	2284EXT2 - BUILDING EXTERIOR	STATUS	9/20/2024	NEW

### DEMOLISH STRUCTURE

	QUANTITY	UNITS	TOTAL	SF COST
The structure is dilapidated and deteriorating and has reached the end of its useful life. The structure is over 50 years of age, has had continuous roof leaks and the wood has rotted. This project would provide funding for the demolition and disposal of the building.	1	Package	\$ 5,000.00	\$ 20.00



Please review **DISCLAIMERS** section on Page 4.

2285 – FARM STORAGE #4 **OCCUPIED**

**FACILITY USAGE: STORAGE-NONHAZARDOUS**

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	-%
OCCUPANCY TYPE	100% S-2 Low hazard storage	-%

**STATISTICS**



BUILT	0
AGE	0 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	320
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.885381 / -115.716314
REPLACEMENT COST	\$ 8,000.00
COST PER SF	\$ 25.00
FACILITY CONDITION INDEX	62.50

The Farm Storage #4 building is a wood framed structure used for storage. It is located next to the bird farm office and is in poor shape. All repairs, alterations or demolitions should be reviewed by the State Historical Preservation Office (SHPO).

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$ 5,000.00
-	-	-
<b>TOTALS</b>	<b>1</b>	<b>\$ 5,000.00</b>

## 2285 FARM STORAGE #4

		PRIORITY	2 - Two to Four Years	
PROJECT #	2285EXT2 - BUILDING EXTERIOR	STATUS	9/20/2024	NEW

### DEMOLISH STRUCTURE

	QUANTITY	UNITS	TOTAL	SF COST
The structure is dilapidated and deteriorating and has reached the end of its useful life. The structure is over 50 years of age, has had continuous roof leaks and the wood has rotted. This project would provide funding for the demolition and disposal of the building.	1	Package	\$ 5,000.00	\$ 16.00



Please review **DISCLAIMERS** section on Page 4.

2286 – FARM STORAGE #5 **OCCUPIED**

**FACILITY USAGE: STORAGE-NONHAZARDOUS**

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Corrugated Steel	-%
OCCUPANCY TYPE	100% S-2 Low hazard storage	-%

**STATISTICS**



BUILT	0
AGE	0 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	800
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.885306 / -115.716326
REPLACEMENT COST	\$160,000.00
COST PER SF	\$ 200.00
FACILITY CONDITION INDEX	10.00

The building is a corrugated steel Quonset structure which is open on both ends. It is used for storage and is in fair condition.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$16,000.00
-	-	-
<b>TOTALS</b>	<b>1</b>	<b>\$16,000.00</b>



## 2286 FARM STORAGE #5

		PRIORITY	2 - Two to Four Years	
PROJECT #	2286EXT1 - BUILDING EXTERIOR	STATUS	9/20/2024	NEW

### EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were 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. Included in the cost is power washing, priming and painting the metal panels. It is recommended to paint the building in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	800	Square Foot	\$16,000.00	\$ 20.00



Please review **DISCLAIMERS** section on Page 4.

2289 – OPEN QUONSET STORAGE #1 **OCCUPIED**

**FACILITY USAGE: STORAGE-NONHAZARDOUS**

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Corrugated Steel	-%
OCCUPANCY TYPE	100% S-2 Low hazard storage	-%

**STATISTICS**



BUILT	0
AGE	0 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	450
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.885950 / -115.716032
REPLACEMENT COST	\$45,000.00
COST PER SF	\$ 100.00
FACILITY CONDITION INDEX	20.00

The building is a corrugated steel Quonset structure which is open on both ends. It is used for storage and is in fair condition.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$ 9,000.00
-	-	-
<b>TOTALS</b>	<b>1</b>	<b>\$ 9,000.00</b>

2289 OPEN QUONSET STORAGE #1

		PRIORITY	2 - Two to Four Years	
PROJECT #	2289EXT1 - BUILDING EXTERIOR	STATUS	9/20/2024	NEW

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were 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. Included in the cost is power washing, priming and painting the metal panels. It is recommended to paint the building in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	450	Square Foot	\$ 9,000.00	\$ 20.00



Please review DISCLAIMERS section on Page 4.

2290 – OPEN QUONSET STORAGE #2 **OCCUPIED**

**FACILITY USAGE: STORAGE-NONHAZARDOUS**

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Corrugated Steel	-%
OCCUPANCY TYPE	100% S-2 Low hazard storage	-%

**STATISTICS**



BUILT	0
AGE	0 yrs
ACQUIRED	-
HOW ACQUIRED	NULL
SQUARE FEET (SF)	450
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.886072 / -115.715874
REPLACEMENT COST	\$45,000.00
COST PER SF	\$ 100.00
FACILITY CONDITION INDEX	20.00

The building is a corrugated steel Quonset structure which is open on both ends. It is used for storage and is in fair condition.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$ 9,000.00
-	-	-
<b>TOTALS</b>	<b>1</b>	<b>\$ 9,000.00</b>

## 2290 OPEN QUONSET STORAGE #2

		PRIORITY	2 - Two to Four Years	
PROJECT #	2290EXT1 - BUILDING EXTERIOR	STATUS	9/20/2024	NEW

### EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were 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. Included in the cost is power washing, priming and painting the metal panels. It is recommended to paint the building in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	450	Square Foot	\$ 9,000.00	\$ 20.00



Please review **DISCLAIMERS** section on Page 4.

2291 – GREENHOUSE #1 **OCCUPIED**

**FACILITY USAGE: AGRICULTURAL BUILDING**

CONSTRUCTION TYPE	V-N	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Corrugated Fiberglass	-%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

**STATISTICS**



BUILT	0
AGE	0 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	400
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.885176 / -115.716330
REPLACEMENT COST	\$40,000.00
COST PER SF	\$ 100.00
FACILITY CONDITION INDEX	35.00

The Greenhouse is a corrugated fiberglass structure located in the bird farm area. It is no longer being used and is in fair condition. All repairs, alterations or demolitions should be reviewed by the State Historical Preservation Office (SHPO).

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$12,000.00
3	1	\$ 2,000.00
<b>TOTALS</b>	<b>2</b>	<b>\$14,000.00</b>

## 2291 GREENHOUSE #1

PROJECT #	2291EXT3 - BUILDING EXTERIOR	PRIORITY	2 - Two to Four Years
		STATUS	9/20/2024 <span style="background-color: #cccccc;">NEW</span>

### ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
Multiple fiberglass roofing panels are missing and others may be damaged and need replacement. This project recommends a complete replacement of all fiberglass roofing panels.	400	Square Foot	\$12,000.00	\$ 30.00



Please review **DISCLAIMERS** section on Page 4.

## 2291 GREENHOUSE #1

		PRIORITY	3 - Four to Ten Years	
PROJECT #	2291EXT2 - BUILDING EXTERIOR	STATUS	9/20/2024	NEW

### 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. Included in the cost is power replacement of any damaged fiberglass panels. It is recommended to inspect the building for damaged panels every 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	400	Square Foot	\$ 2,000.00	\$ 5.00



Please review **DISCLAIMERS** section on Page 4.



2292 – BIRD FARM OFFICE STORAGE **OCCUPIED**

**FACILITY USAGE: STORAGE-NONHAZARDOUS**

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	- %	- %
OCCUPANCY TYPE	100% S-2 Low hazard storage	- %

**STATISTICS**



BUILT	0
AGE	0 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	800
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.885409 / -115.716202
REPLACEMENT COST	\$160,000.00
COST PER SF	\$ 200.00
FACILITY CONDITION INDEX	10.00

The Bird Farm Office is a corrugated metal Quonset style structure located in the bird farm area. It is no longer an office and is now used as storage.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$16,000.00
-	-	-
<b>TOTALS</b>	<b>1</b>	<b>\$16,000.00</b>

2292 BIRD FARM OFFICE STORAGE

		PRIORITY	2 - Two to Four Years	
PROJECT #	2292EXT2 - BUILDING EXTERIOR	STATUS	9/20/2024	NEW

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were 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. Included in the cost is power washing, priming and painting the metal panels. It is recommended to paint the building in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	800	Square Foot	\$16,000.00	\$ 20.00



Please review DISCLAIMERS section on Page 4.

2293 – BARN (next to Farm Storage #2) **OCCUPIED**

**FACILITY USAGE: AGRICULTURAL BUILDING**

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	-%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

**STATISTICS**



BUILT	0
AGE	0 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	1,500
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.885731 / -115.716280
REPLACEMENT COST	\$37,500.00
COST PER SF	\$ 25.00
FACILITY CONDITION INDEX	21.33

The Barn is a wood framed structure with a dirt floor. It was used for raising fowl but is no longer in use. The building is in poor shape. All repairs, alterations or demolitions should be reviewed by the State Historical Preservation Office (SHPO).

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$ 8,000.00
-	-	-
<b>TOTALS</b>	<b>1</b>	<b>\$ 8,000.00</b>

2293 BARN (next to Farm Storage #2)

		PRIORITY	2 - Two to Four Years
PROJECT #	2293EXT2 - BUILDING EXTERIOR	STATUS	9/20/2024 NEW

DEMOLISH STRUCTURE

	QUANTITY	UNITS	TOTAL	SF COST
The structure is dilapidated and deteriorating and has reached the end of its useful life. The structure is over 50 years of age, has had continuous roof leaks and the wood has rotted. This project would provide funding for the demolition and disposal of the building.	1	Package	\$ 8,000.00	\$ 5.00



Please review DISCLAIMERS section on Page 4.

## 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

### 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



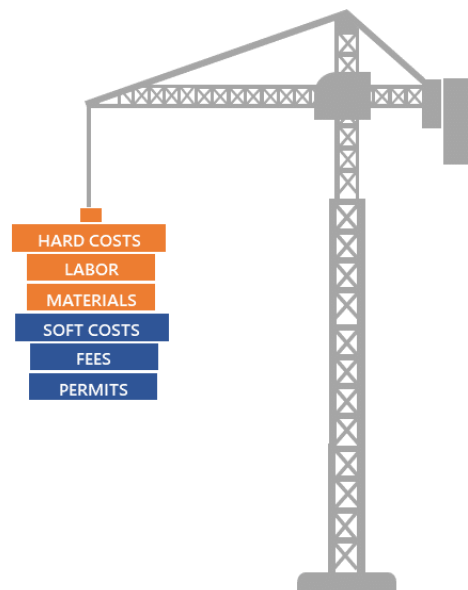
### CURRENT CONSTRUCTION PROJECT COST ESTIMATES (Hard Costs)

Cost estimates are derived from:

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

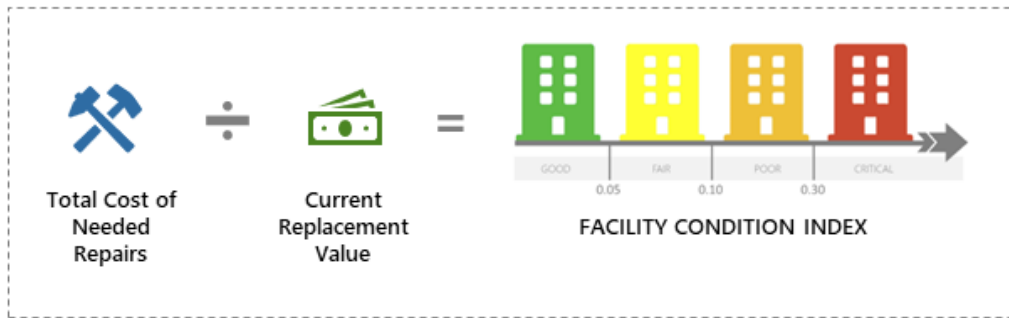
### EXCLUDED – (Soft Costs)

- 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
<b>TOTAL</b>	<b>\$746,700</b>

### 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
<b>TOTAL</b>	<b>\$1,950,900</b>

### Priority 3 Long Term Needs – Four to Ten Years

EXTERIOR FINISHES	\$50,000
INTERIOR FINISHES	\$50,000
FLOORING REPLACEMENT	\$150,000
<b>TOTAL</b>	<b>\$200,000</b>



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"> <li>• Return a facility to normal operations</li> <li>• Stop accelerated deterioration</li> <li>• Address fire and life safety hazards</li> <li>• Address an ADA requirement</li> </ul>	

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"> <li>• Investment planning</li> <li>• Functional improvements</li> <li>• Lower priority</li> </ul>	



## 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](https://en.wikipedia.org/wiki/Facility_condition_index)

## APPENDIX F – REPORT DISTRIBUTION

### DIVISIONAL CONTACTS

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CNR	RICHARD	MORSE	FORESTRY PROGRAM MANAGER	rmorse@forestry.nv.gov

### CC'd: STATEWIDE CONTACTS

DEPT	DIV	TITLE
GFO	BUDGET	EXEC BR BGT OFF 1
DCNR	LANDS	DIV ADMIN
DCNR	LANDS	DEP DIV ADMIN
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.

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## APPENDIX H – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	11/20/2024	Initial.