

State of Nevada
Department of Wildlife
Habitat Division

KEY PITTMAN WILDLIFE MANAGEMENT AREA

Post Office Box 31
Hiko, Nevada 89017

Site Number: 9954
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in May 2021

State of Nevada
Department of Wildlife
Habitat Division

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: 9954

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
0648	CHICKEN COOP	168		4/6/2017	\$0	\$1,680	\$0	\$1,680	\$1,680	100%
	P.O. Box 31								Key Pittman WMA	
0647	MAINTENANCE SHOP	1200		4/6/2017	\$4,500	\$206,141	\$0	\$210,641	\$240,000	88%
	P.O. Box 31								Key Pittman WMA	
3029	WMA STORAGE BUILDING	300	0	4/6/2017	\$5,000	\$3,750	\$0	\$8,750	\$15,000	58%
	P.O. Box 31								Key Pittman WMA	
0903	SUPERVISOR'S RESIDENCE	1200	1959	4/6/2017	\$24,000	\$125,600	\$0	\$149,600	\$300,000	50%
	P.O. Box 31								Key Pittman WMA	
0904	GRANARY	177		4/6/2017	\$0	\$9,425	\$0	\$9,425	\$35,400	27%
	P.O. Box 31								Key Pittman WMA	
3028	CXT COMFORT STATION #2 - NORTH	112	0	4/6/2017	\$3,500	\$2,240	\$0	\$5,740	\$44,800	13%
	P.O. Box 31								Key Pittman WMA	
2942	CXT COMFORT STATION #1 - SOUTH	56	2007	4/6/2017	\$0	\$0	\$1,120	\$1,120	\$22,400	5%
	P.O. Box 31								Key Pittman WMA	
9954	KEY PITTMAN WMA SITE		0	4/6/2017	\$0	\$5,000	\$0	\$5,000		0%
	P.O. Box 31								Key Pittman WMA	
3789	SOUTH KIOSK 2	24	0	4/6/2017	\$0	\$0	\$0			0%
	P.O. Box 31								Key Pittman WMA	
3788	SOUTH KIOSK 1	24	0	4/6/2017	\$0	\$0	\$0			0%
	P.O. Box 31								Key Pittman WMA	
3714	NORTH KIOSK 3	27	0	4/6/2017	\$0	\$0	\$0			0%
	P.O. Box 31								Key Pittman WMA	
3713	NORTH KIOSK 2	24	0	4/6/2017	\$0	\$0	\$0			0%
	P.O. Box 31								Key Pittman WMA	
3712	NORTH KIOSK 1	24	0	4/6/2017	\$0	\$0	\$0			0%
	P.O. Box 31								Key Pittman WMA	
Report Totals.....:		3,336			\$37,000	\$353,836	\$1,120	\$391,956	\$659,280	59%

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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Building Name	Index #	
KEY PITTMAN WMA SITE	9954	
SOUTH KIOSK 2	3789	No Current Projects
SOUTH KIOSK 1	3788	No Current Projects
NORTH KIOSK 3	3714	No Current Projects
NORTH KIOSK 2	3713	No Current Projects
NORTH KIOSK 1	3712	No Current Projects
WMA STORAGE BUILDING	3029	
CXT COMFORT STATION #2 - NORTH	3028	
CXT COMFORT STATION #1 - SOUTH	2942	
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KEY PITTMAN WMA SITE

SPWD Facility Condition Analysis - 9954

Survey Date: 4/6/2017

KEY PITTMAN WMA SITE**BUILDING REPORT**

The Key Pittman Wildlife Management Area is located at the north end of the Pahrnagat Valley between the Pahrnagat Range to the west and the Hiko Range to the east. It is approximately 135 miles south of Ely and 110 miles north of Las Vegas on Highway 318.

The Nevada Department of Wildlife currently manages 1,332 acres including Nesbitt and Frenchy Lakes, and uses appropriated water rights totaling approximately 632 acre feet annually from Hiko Springs managed by the Hiko Ditch Company and 580 acre feet annually from Crystal Springs.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$5,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9954ELE1****WIRING CLEANUP****Construction Cost \$5,000**

The wiring at the electrical panel and feeding the wellhead is disorganized, not in conduit, and does not have exterior grade cover plates or boxes. This creates a safety issue due to the moist environment. This project would provide for wiring organization and placement into electrical boxes, conduit to be added, and for the proper labeling per NEC 2017.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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

WMA STORAGE BUILDING

SPWD Facility Condition Analysis - 3029

Survey Date: 4/6/2017

**WMA STORAGE BUILDING
BUILDING REPORT**

The WMA Storage Building is an engineered steel building with a concrete slab-on-grade foundation and is located west of the main shop structure. It has electrical service and the facility is used primarily for storage.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$5,000**
Currently Critical **Immediate to Two Years**

SAFETY CABINETS

Project Index #: 3029SFT1
Construction Cost \$5,000

The storage building contains many different paints, stains, pesticides, 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).

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/06/2017.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$3,750**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

Project Index #: 3029EXT1
Construction Cost \$3,000

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. Included in the cost is the caulking and sealing of the 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.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/06/2017.

GFCI OUTLETS

Project Index #: 3029ELE1
Construction Cost \$400

The existing receptacle is a standard duplex receptacle. The 2011 NEC 210.8 requires this location to be GFCI protected. This project would provide for removing the standard receptacle and installing a GFCI receptacle.

LIGHTING UPGRADE

Project Index #: 3029ENR1
Construction Cost \$350

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. Any electrical wiring upgrades are not included in this estimate.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$5,000	Project Construction Cost per Square Foot:	\$29.17
Priority Class 2:	\$3,750	Total Facility Replacement Construction Cost:	\$15,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$8,750	FCNI:	58%

CXT COMFORT STATION #2 - NORTH

SPWD Facility Condition Analysis - 3028

Survey Date: 4/6/2017

CXT COMFORT STATION #2 - NORTH**BUILDING REPORT**

The CXT Comfort Station #2 – North is a precast unisex ADA restroom structure located in the Nesbitt Lake Unit of the Key Pittman Wildlife Management Area.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$3,500****Currently Critical****Immediate to Two Years****Project Index #: 3028ADA1****Construction Cost \$3,500****ADA SIGNAGE & STRIPING**

The ADA provides for accessibility to sites and services for people with physical limitations. The concrete parking area and passenger loading area are missing proper signage and striping to comply with ADA requirements. This project would provide for striping, signage and any other necessary upgrades to the parking space. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and Americans with ADAAG were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/06/2017.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,240****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 3028EXT1****Construction Cost \$2,240****EXTERIOR/ INTERIOR FINISHES**

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

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/06/2017.

BUILDING INFORMATION:

Gross Area (square feet): 112	IBC Occupancy Type 1: 100 % B
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete Construction
Exterior Finish 2: 0 %	IBC Construction Type: III-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$3,500	Project Construction Cost per Square Foot:	\$51.25
Priority Class 2:	\$2,240	Total Facility Replacement Construction Cost:	\$45,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$400
Grand Total:	\$5,740	FCNI:	13%

CXT COMFORT STATION #1 - SOUTH

SPWD Facility Condition Analysis - 2942

Survey Date: 4/6/2017

CXT COMFORT STATION #1 - SOUTH BUILDING REPORT

The CXT Comfort Station #1- South is a precast unisex restroom located in the Frenchy Lake Unit of the Key Pittman Wildlife Management Area.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$1,120

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

Project Index #: 2942EXT1

Construction Cost \$1,120

EXTERIOR/ INTERIOR FINISHES

It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing of the precast concrete, and caulking of the flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 56	IBC Occupancy Type 1: 100 % B
Year Constructed: 2007	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: 0 %	IBC Construction Type: III-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:	\$20.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$22,000
Priority Class 3:	\$1,120	Facility Replacement Cost per Square Foot:	\$400
Grand Total:	\$1,120	FCNI:	5%

GRANARY

SPWD Facility Condition Analysis - 0904

Survey Date: 4/6/2017

GRANARY BUILDING REPORT

The Granary is a poured in place circular concrete structure with a corrugated metal roof and a concrete slab-on-grade foundation. It is primarily used for the storage of seed.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$9,425****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0904EXT1****Construction Cost \$1,770**

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 are cleaning and sealing of the concrete, and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/06/2017.

EXTERIOR LANDING INSTALLATION**Project Index #: 0904SFT1****Construction Cost \$5,000**

Section 1008.1 of the 2018 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, the exterior landing shall not exceed a 2-percent slope and shall have a length measured in the direction of travel of not less than 44 inches. The landing for the door does not comply with this code and poses a safety hazard. This project would provide for the installation of a compliant landing for the door.

ROOF REPLACEMENT**Project Index #: 0904EXT2****Construction Cost \$2,655**

The roof framing and the corrugated metal roofing on this building were in poor condition at the time of the survey. The framing is rotted and many wood members are splitting. It is recommended that the framing and roofing be replaced in the next 2-3 years. This estimate includes removal and disposal of the old framing and roofing system.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/06/2017.

BUILDING INFORMATION:

Gross Area (square feet): 177	IBC Occupancy Type 1: 100 % S-2
Year Constructed:	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Concrete	Construction Type: Concrete & Wood
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$53.25
Priority Class 2: \$9,425	Total Facility Replacement Construction Cost: \$35,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$200
Grand Total: \$9,425	FCNI: 27%

SUPERVISOR'S RESIDENCE

SPWD Facility Condition Analysis - 0903

Survey Date: 4/6/2017

**SUPERVISOR'S RESIDENCE
BUILDING REPORT**

The Supervisor's Residence is a brick masonry and wood framed structure with an asphalt composition shingle roofing system on a concrete slab-on-grade foundation. The building contains bedrooms, bathrooms, a kitchen, dining and living areas. The interior was remediated of asbestos and remodeled in 2003. There is a full basement with an exit to the exterior and it is used by staff as an office area.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$24,000****Currently Critical****Immediate to Two Years****EXTERIOR STAIR REPLACEMENT****Project Index #: 0903SFT1****Construction Cost \$9,000**

The exterior concrete stairs near the garage do not comply with 2018 IBC Chapter 10. The treads and risers are not uniform in size and the stairway is missing handrails. This project would provide for the installation of a compliant stairway including handrails. Removal and disposal of the existing stairs is included in the estimate.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/06/2017.

INTERIOR DOOR REPLACEMENT**Project Index #: 0903SFT2****Construction Cost \$1,000**

The door to the stairway leading to the basement swings out over the stairs. This is a safety hazard and does not comply with 2018 IBC Chapter 10. This project would provide for reversing the swing on the door.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/06/2017.

INTERIOR STAIR HANDRAIL REPLACEMENT**Project Index #: 0903SFT3****Construction Cost \$12,000**

The handrails for the stairway to the basement are older, not safe, and do not meet code. The gripping surfaces are incorrect and they are installed on only one side of the stairs. This project recommends the installation of handrails on both sides of the stairs, proper returns and supports in accordance with the 2018 IBC Chapter 10, Section 1012.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/06/2017.

SMOKE ALARM INSTALLATION**Project Index #: 0903SFT4****Construction Cost \$2,000**

IRC 2018 Section R314 and R315.3 explains the requirements for smoke alarms in dwelling units. This includes:

installing and maintaining smoke alarms in each sleeping room; having a carbon monoxide and smoke detector on the ceiling or wall outside of each sleeping area; in the immediate vicinity of bedrooms when an alteration, repair or addition requiring a permit occurs. IRC 2018, requires that smoke detectors and carbon monoxide alarms be UL rated. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring in a building and include a battery for emergency backup power. This project would provide funding for the purchase and installation of smoke alarms and carbon monoxide alarms in accordance with IRC and NAC laws.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/06/2017.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$125,600****Necessary - Not Yet Critical****Two to Four Years****CONCRETE REPAIRS****Project Index #: 0903INT3****Construction Cost \$15,000**

The concrete floor and walls in the basement are damaged from water infiltration and heaving. There are cracks and stains that should be repaired and cleaned. It is recommended that the concrete be cleaned and repaired in order to extend its useful life. This project would provide for cleaning the concrete, filling in the cracks, and applying a coat of sealant. It is recommended that this project be completed in the next 2-3 years.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/06/2017.

EXTERIOR FINISHES**Project Index #: 0903EXT1****Construction Cost \$12,000**

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. Included in the cost are cleaning and sealing of the masonry, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/06/2017.

HVAC EQUIPMENT REPLACEMENT**Project Index #: 0903HVA1****Construction Cost \$15,000**

The HVAC system is original to the building and should be scheduled for replacement. It is not energy efficient and has reached the end of its expected and 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. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. This project includes the removal and disposal of the existing HVAC system and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/06/2017.

LIGHTING UPGRADE**Project Index #: 0903ENR2****Construction Cost \$9,600**

The existing lighting fixtures are the older incandescent type and are not energy efficient. This project will upgrade the fixtures to higher efficiency units with a longer life cycle. Compact fluorescent lamps are suggested. Electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/06/2017.

PEST CONTROL**Project Index #: 0903ENV1****Construction Cost \$1,000**

There are numerous rodent droppings throughout this building. Due to the potential risk of disease, this project provides for treatment and cleanup of the rodent droppings by a licensed pest control business.

RESTROOM REMODEL**Project Index #: 0903INT2****Construction Cost \$40,000**

One of the two restrooms in the residence is original to the building and in overall poor condition. The finishes, fixtures, cabinets, toilets, showers, and exhaust fans 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.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/06/2017.

Project Index #: 0903PLM1
Construction Cost \$1,500

WATER HEATER REPLACEMENT

There is a 50 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 0903ENR1
Construction Cost \$31,500

WINDOW REPLACEMENT

The windows are original, single pane construction in a metal frame. 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 21 units and includes replacing the wood trim around each unit. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/06/2017.

BUILDING INFORMATION:

Gross Area (square feet): 1,200	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1959	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Brick Masonry	Construction Type: Brick Masonry & Wood
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? Yes	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$24,000	Project Construction Cost per Square Foot: \$124.67
Priority Class 2: \$125,600	Total Facility Replacement Construction Cost: \$300,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$149,600	FCNI: 50%

CHICKEN COOP

SPWD Facility Condition Analysis - 0648

Survey Date: 4/6/2017

CHICKEN COOP BUILDING REPORT

The Chicken Coop is an old wood framed building with corrugated metal siding and a metal roof. It is now used for storage.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$1,680

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0648EXT1

Construction Cost \$1,680

EXTERIOR FINISHES

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 the caulking and sealing of the 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.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/06/2017.

BUILDING INFORMATION:

Gross Area (square feet): 168	IBC Occupancy Type 1: 100 % U
Year Constructed:	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$1,680	Total Facility Replacement Construction Cost:	\$2,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$10
Grand Total:	\$1,680	FCNI:	84%

MAINTENANCE SHOP

SPWD Facility Condition Analysis - 0647

Survey Date: 4/6/2017

**MAINTENANCE SHOP
BUILDING REPORT**

The Maintenance Shop is a brick, concrete masonry unit and wood framed structure with a rolled composition roofing system on a concrete slab-on-grade foundation. It provides space for the repair, storage and maintenance of the wildlife management area equipment. There is also a single bay fire station which is manned by the Pahrangat Volunteer Fire Department and two steel canopies attached to the main building.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$4,500****Currently Critical****Immediate to Two Years****WINDOW REPLACEMENT****Project Index #: 0647ENR1****Construction Cost \$4,500**

The windows are original, single pane construction in a metal frame. 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 3 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/06/2017.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$206,141****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR EIFS INSTALLATION****Project Index #: 0647ENR3****Construction Cost \$28,800**

The Maintenance Shop is an uninsulated concrete masonry unit structure. This project would provide for the installation of an exterior insulation and finish system which would reduce energy consumption resulting in energy cost savings. This project is recommended to be done in conjunction with the HVAC and Lighting Upgrade projects. An acrylic based finish is recommended due to the climate and extreme temperature fluctuations.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/06/2017.

EXTERIOR LANDING INSTALLATION**Project Index #: 0647SFT1****Construction Cost \$2,500**

There is an exterior door which swings out over a step and does not have a landing that complies with IBC 2018. IBC Section 1008 which requires a landing to be not more than 1/2" below the threshold. This project would provide for the installation of a compliant landing for the door.

HVAC INSTALLATION**Project Index #: 0647HVA1****Construction Cost \$30,000**

The building has no central cooling or heating system and is uncomfortably warm in the summer and cold in the winter. It is recommended to install a 3 ton fuel fired packaged HVAC unit complete with ducting, diffusers, as required, and connection to the existing fuel tank. This project should be coordinated with the Exterior EIFS Installation project.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/06/2017.

Project Index #: 0647INT1
Construction Cost \$12,000

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior CMU walls be sealed at least once in the next two to four years. Prior to sealing, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/06/2017.

Project Index #: 0647ENR2
Construction Cost \$12,000

LIGHTING UPGRADE

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. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/06/2017.

Project Index #: 0647EXT3
Construction Cost \$14,000

OVERHEAD DOOR REPLACEMENT

There are two overhead coiling 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 coiling doors and the replacement with new manually operated overhead coiling doors.

Project Index #: 0647ENV1
Construction Cost \$1,000

PEST CONTROL

There are numerous rodent droppings throughout this building. Due to the potential risk of disease, this project provides for treatment and cleanup of the rodent droppings by a licensed pest control business.

Project Index #: 0647EXT2
Construction Cost \$101,841

ROOF/ STRUCTURE REPLACEMENT

The roof framing and the rolled asphalt roofing on this building were in poor condition at the time of the survey. The framing is rotted and failing. It is particularly noticeable at the main ridge beam which is cracked. It is recommended that the entire roof structure be replaced including structural supports replacing it with a new composition roofing system including the underlayment. This estimate includes removal and disposal of the old framing and roofing system.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/06/2017.

Project Index #: 0647SIT1
Construction Cost \$4,000

TREE AND SHRUB PRUNING/ REMOVAL

There are several trees that are in need of removal to prevent damage to the Maintenance Shop. This project would provide for the trimming and/ or removal of the trees along the Maintenance Shop building and removal of the trees along the fence line.

BUILDING INFORMATION:

Gross Area (square feet): 1,200	IBC Occupancy Type 1: 100 % S-1
Year Constructed:	IBC Occupancy Type 2: %
Exterior Finish 1: 50 % Brick Masonry	Construction Type: Concrete Masonry Units & Wood
Exterior Finish 2: 50 % Concrete Masonry U	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$4,500	Project Construction Cost per Square Foot: \$175.53
Priority Class 2: \$206,141	Total Facility Replacement Construction Cost: \$240,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$200
Grand Total: \$210,641	FCNI: 88%

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
Facilities Condition Analysis

515 E. Musser Street, Suite 102
Carson City, Nevada 89701-4263

(775) 684-4141 voice
(775) 684-4142 facsimile



Key Pittman WMA Site - Site #9954
Description: South Region of WMA near Frenchy Lake.



Storage Building - Building #3029
Description: Building Interior and need for Safety Cabinets.



CXT Comfort Station #2 - North - Building #3028
Description: Building Exterior and need for ADA Signage and Striping.



CXT Comfort Station #1 - South - Building #2942
Description: Exterior of the Structure.



Granary - Building #0904
Description: Exterior of the Structure.



Supervisor's Residence - Building #0903
Description: Exterior of the Residence.



Supervisor's Residence - Building #0903
Description: HVAC Equipment Replacement.



Supervisor's Residence - Building #0903
Description: HVAC Equipment Replacement.



Supervisor's Residence - Building #0903
Description: Basement Concrete Repairs.



Chicken Coop - Building #0648
Description: Exterior of the Structure.



Maintenance Shop - Building #0647
Description: Exterior of the Building.



Maintenance Shop - Building #0647
Description: Window Replacement.



Maintenance Shop - Building #0647

Description: Overhead Door and Roof / Structure Replacement.