

State of Nevada
Department of Conservation and Natural Resources
Division of Forestry

NDF WESTERN AREA HEADQUARTERS SITE

885 Eastlake Blvd.
New Washoe City, NV 89704

Site Number: 9957
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in January 2022

State of Nevada
Department of Conservation and Natural Resources
Division of Forestry

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: 9957

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
2348	HQ GARDEN EQUIPMENT STORAGE	320	1980	6/24/2021	\$14,500	\$3,900	\$6,400	\$24,800	\$30,000	83%
	885 Eastlake Blvd. Washoe Valley									
0895	HQ PAINT SHOP	4000	1980	6/24/2021	\$0	\$285,800	\$20,500	\$306,300	\$700,000	44%
	885 Eastlake Blvd. Washoe Valley									
2339	HQ WELDING SHOP	1250	1980	6/24/2021	\$6,000	\$58,600	\$0	\$64,600	\$187,500	34%
	885 Eastlake Blvd. Washoe Valley									
1655	WESTERN AREA HEADQUARTERS	12330	1980	6/24/2021	\$131,900	\$211,700	\$423,600	\$767,200	\$4,932,000	16%
	885 Eastlake Blvd. Washoe Valley									
2966	PUMP HOUSE	150	2008	6/24/2021	\$0	\$0	\$1,500	\$1,500	\$30,000	5%
	885 Eastlake Blvd. Washoe Valley									
2347	HQ RADIO EQUIPMENT STORAGE	50	1990	6/24/2021	\$0	\$0	\$500	\$500	\$30,000	2%
	885 Eastlake Blvd. Washoe Valley									
9957	NDF WESTERN AREA HEADQUARTERS SITE		0	6/24/2021	\$80,000	\$310,900	\$315,000	\$705,900		0%
	885 Eastlake Blvd. Washoe Valley									
Report Totals.....:		18,100			\$232,400	\$870,900	\$767,500	\$1,870,800	\$5,909,500	32%

Acronyms List

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

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

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NDF WESTERN AREA HEADQUARTERS SITE

SPWD Facility Condition Analysis - 9957

Survey Date: 6/24/2021

NDF WESTERN AREA HEADQUARTERS SITE**BUILDING REPORT**

The Nevada Division of Forestry Western Area Headquarters site is located on Eastlake Boulevard in Washoe Valley. The land is leased from the Bureau of Land Management. There is approximately 40 acres of land with 6 structures on site. The site has paved parking with access to the main building and storage areas for equipment. There is designated ADA parking. The NDF Nursery is not included in this report. The site is served by a well and has natural gas service. There is a fueling station with above ground tanks for diesel and unleaded gasoline. Property theft has become a problem due to the lack of site lighting and a secure perimeter fence. These issues will be addressed in this report.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$80,000****Currently Critical****Immediate to Two Years****4" BACKFLOW ASSEMBLY, VAULT, AND POWER****Project Index #: 9957ENV3****Construction Cost \$40,000**

State Health Law (NAC 445A.67185) and the Uniform Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principal backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003, 01/27/2009 and 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

BUILDING DISCONNECTS**Project Index #: 9957ELE1****Construction Cost \$40,000**

Power for the smaller buildings around the HQ building is pulled off the main panel in the HQ apparatus garage. There is no way to shut off power to the individual buildings, or shut off power for the HQ without de-energizing all of the buildings. This project will provide six separate building disconnects as well as disconnects in the HQ building, for the garage and shop. The 2011 NEC 250.32 (D) was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003, 01/27/2009 and 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$310,900****Necessary - Not Yet Critical****Two to Four Years****CRACK FILL & SEAL ASPHALT PAVING****Project Index #: 9957SIT0****Construction Cost \$82,500**

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 driving test areas. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 50,000 square feet of asphalt area was used to generate this estimate.

FUEL DISPENSING STATION**Project Index #: 9957PLM1****Construction Cost \$45,000**

The diesel fuel dispensing station appears to have a slight leak and has reached the end of its useful life. Both diesel and gas tanks appear to be in fair condition however they should be inspected and refinishes to extend their life. This project will fund the inspections and refurbishment of both tanks, replacement of fuel lines and the diesel dispensing pump.

MOTORIZED GATE INSTALLATION

Project Index #: 9957SFT8
Construction Cost \$45,000

The site has a perimeter fence that has a sliding vehicle access gate. It is manually operated, has no track system and is difficult to open and close. Several employees have sustained injuries operating the gate. This project recommends the gate be upgraded to a motorized track system that can handle heavy equipment traffic. The gates will be required to meet UL Standard 325, per NRS 405.270.

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003, 01/27/2009 and 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

PERIMETER SECURITY FENCE

Project Index #: 9957SEC1
Construction Cost \$90,000

The site lacks a secure perimeter fence. The site has been subject to thefts on weekends when the site is not occupied during the non-fire season. The project would fund the installation of a 6' chain link fence with 3 strands of barbed wire and posts set in concrete. Demolition of the existing fencing is included in this project.

SIDEWALK AND LANDING INSTALLATIONS

Project Index #: 9957SIT7
Construction Cost \$40,000

A number of buildings at the site do not have proper landings at exit doors as required by the 2018 IBC 1008.1.5. This project addresses new sidewalks and landings as needed including the rear door from the parts room in the Headquarters building and the entrance to the HQ Welding Shop. This estimate is for 2,000 square feet of 4" thick concrete.

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003, 01/27/2009 and 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

SITE BOLLARDS

Project Index #: 9957SIT4
Construction Cost \$8,400

There are two above ground fuel tanks on the site, one for diesel and one for unleaded gasoline. The unleaded gasoline tank does not have adequate protection from vehicles. Per International Fire Code 2018 Section 312 Vehicle Impact Protection, steel posts need to be installed, not less than 4 inches in diameter and filled with concrete. The spacing shall be not more than 4 feet between posts on center and located not less than 3 feet from each gas tank. This project would provide funding for six new bollards to be located around the unleaded gasoline tank.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$315,000

Long-Term Needs

Four to Ten Years

ASPHALT PAVMENT INSTALLATION

Project Index #: 9957SIT9
Construction Cost \$240,000

The Paint Shop has large overhead doors on the north and south sides of the building. The south entry has an exterior concrete apron, however there is no paved access. The air-born dust generated by traffic limits the capabilities of the paint booth. This project would provide a paved access around the building to fully utilize the building capabilities.

EXTERIOR SITE LIGHTING INSTALLATION

Project Index #: 9957SIT2
Construction Cost \$75,000

The site has minimal lighting in the parking lot and between the buildings which is a security and safety concern. This project would provide funding for the purchase and installation of five 20'-0" high light poles including 30" diameter raised concrete bases, electrical trenching, conduit, wiring and connections to existing utilities. This estimate includes replacement of the three existing pole lights in the parking lot.

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003, 01/27/2009 and 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$80,000
Priority Class 2:	\$310,900
Priority Class 3:	\$315,000
Grand Total:	\$705,900

PUMP HOUSE

SPWD Facility Condition Analysis - 2966

Survey Date: 6/24/2021

PUMP HOUSE BUILDING REPORT

The Pump House is a prefabricated steel structure which contains pumping equipment for the fire protection system in the Headquarters building. It has a 10,000 gallon underground storage tank adjacent to the building.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,500****Long-Term Needs****Four to Ten Years****Project Index #: 2966EXT1****Construction Cost \$1,500****EXTERIOR FINISHES**

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 for the maintenance of the exterior of the building. Included in the cost is the sealing and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 150	IBC Occupancy Type 1: 100 % U
Year Constructed: 2008	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Metal Panels	Construction Type: Prefabricated Steel Building
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$30,000
Priority Class 3:	\$1,500	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$1,500	FCNI:	5%

HQ GARDEN EQUIPMENT STORAGE

SPWD Facility Condition Analysis - 2348

Survey Date: 6/24/2021

**HQ GARDEN EQUIPMENT STORAGE
BUILDING REPORT**

The HQ Garden Equipment Storage building is a small painted metal panel building used as storage. There is a small electrical heater inside.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$14,500****Currently Critical****Immediate to Two Years****FLOOR DRAIN REPAIR****Project Index #: 2348PLM1****Construction Cost \$2,000**

The floor drain in the building is clogged and water has pooled around it. The standing water will prematurely deteriorate the building components as well as create a slipping hazard. This project would provide for a licensed contractor to clear the drain and provide any necessary repairs to prevent future problems.

This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009 and 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

PROVIDE HAZARDOUS MATERIALS CONTAINMENT**Project Index #: 2348ENV1****Construction Cost \$10,000**

At the time of the survey, there were oil drums stored in the Garden Shed. This does not meet OSHA standards for proper storage containment. The oil drums should be stored on OSHA compliant drum spill pallets and placed on a concrete slab in order to protect the environment from spills or leaks. According to OSHA 1910.106 (d), a proper storage container shall be provided for flammable or combustible liquids in drums or other containers (including flammable aerosols) not exceeding 60 gallons individual capacity and those portable tanks not exceeding 660 gallons individual capacity. This project would add secondary containment pallets for all containers in the building and install placards on the building exterior.

WIRING CLEANUP**Project Index #: 2348ELE1****Construction Cost \$2,500**

The wiring in the building has exposed surface mounted non-metallic sheathed wiring. This creates a safety issue. This project would provide for replacing the exposed electrical wiring with an alternate wiring method compliant with NEC 2017.

This project or a portion thereof was previously recommended in the FCA report dated 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$3,900****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 2348EXT0****Construction Cost \$3,000**

The existing exterior metal door and frame appear to be original to the building. It is damaged from age and general wear and tear. This project would provide for the replacement and installation of a new metal door, frame and hardware.

Removal and disposal of the existing door and painting of the new door is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

Project Index #: 2348ENR1
Construction Cost \$900

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. Electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$6,400

Long-Term Needs

Four to Ten Years

Project Index #: 2348EXT1
Construction Cost \$3,200

EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding for the maintenance of the exterior of the building. Included in the cost is the painting, sealing and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted, caulked and sealed in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2348INT1
Construction Cost \$3,200

INTERIOR FINISHES

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

BUILDING INFORMATION:

Gross Area (square feet): 320	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1980	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Metal Panels	Construction Type: Steel Framing
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$14,500	Project Construction Cost per Square Foot: \$77.50
Priority Class 2: \$3,900	Total Facility Replacement Construction Cost: \$30,000
Priority Class 3: \$6,400	Facility Replacement Cost per Square Foot: \$94
Grand Total: \$24,800	FCNI: 83%

HQ RADIO EQUIPMENT STORAGE

SPWD Facility Condition Analysis - 2347

Survey Date: 6/24/2021

HQ RADIO EQUIPMENT STORAGE BUILDING REPORT

The HQ Radio Equipment Storage is a precast concrete structure which provides storage for the NDF radio equipment.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$500

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

Project Index #: 2347EXT1

Construction Cost \$500

EXTERIOR FINISHES

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. Included in the cost are sealing and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 8 - 10 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 50	IBC Occupancy Type 1: 100 % U
Year Constructed: 1990	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Precast Concrete	Construction Type: Precast Concrete
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$30,000
Priority Class 3:	\$500	Facility Replacement Cost per Square Foot:	\$600
Grand Total:	\$500	FCNI:	2%

HQ WELDING SHOP

SPWD Facility Condition Analysis - 2339

Survey Date: 6/24/2021

**HQ WELDING SHOP
BUILDING REPORT**

The HQ Welding Shop is an uninsulated engineered steel building on a concrete slab-on-grade foundation that is currently being used as a garage and storage structure. It has a ceiling mounted gas fired heater and no cooling.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$6,000****Currently Critical****Immediate to Two Years****EXTERIOR WALL PACK LIGHTING INSTALLATION****Project Index #: 2339ELE1****Construction Cost \$6,000**

The building is lacking exterior wall pack lighting. Due to recent theft incidents, it is recommended that exterior lighting be added. This project would provide for the installation of wall pack LED fixtures.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$58,600****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 2339EXT1****Construction Cost \$2,500**

The painted 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 for the maintenance of the exterior of the building. Included in the cost is the painting, sealing and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted, 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.

INSULATE BUILDING**Project Index #: 2339ENR0****Construction Cost \$24,800**

The building is not insulated and is not energy efficient. Due to this, the heater continuously runs. This project would provide for the installation of blanket insulation with impermeable vinyl interior surface batt insulation in the walls (R19) and ceilings (R38) to help moderate temperature fluctuations.

This project or a portion thereof was previously recommended in the FCA report dated 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

OVERHEAD DOOR REPLACEMENT**Project Index #: 2339EXT4****Construction Cost \$18,300**

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 coiling doors and replacement with new manually operated overhead doors.

ROOF REPAIRS**Project Index #: 2339EXT3****Construction Cost \$5,000**

The standing seam roof and roof flashing are due for repairs due to ongoing roof leaks. This project would provide funds for repairing the roof. The estimate includes replacing flashing if needed, removing the caulking at the flashing, re-caulking and painting the flashing.

WINDOW REPLACEMENT**Project Index #: 2339EXT2****Construction Cost \$8,000**

The windows are original, single pane construction in metal frames. 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 20 units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 1,250	IBC Occupancy Type 1: 0 % S-2
Year Constructed: 1980	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 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$6,000	Project Construction Cost per Square Foot:	\$51.68
Priority Class 2:	\$58,600	Total Facility Replacement Construction Cost:	\$188,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$64,600	FCNI:	34%

WESTERN AREA HEADQUARTERS

SPWD Facility Condition Analysis - 1655

Survey Date: 6/24/2021

WESTERN AREA HEADQUARTERS BUILDING REPORT

The Western Area Headquarters is a concrete masonry unit and steel framed structure with a concrete slab-on-grade foundation. It has a single-ply roof membrane which was replaced in 2018 and included a 20 year warranty. The facility contains a reception area, offices, meeting rooms, ADA compliant restrooms, a training area, a garage for fire fighting apparatus, repair shop and storage areas. The building is fully sprinklered and had an HVAC upgrade which was completed in 2004.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$131,900****Currently Critical****Immediate to Two Years****ADA DOOR HARDWARE REPLACEMENT**

**Project Index #: 1655ADA1
Construction Cost \$20,000**

The 2010 ADA Standards for Accessible Design states that handles, pulls, latches, locks and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force to activate operable parts shall be 5 pounds maximum. It is recommended that proper lever hardware be installed on all of the interior and exterior doors in this building to meet these requirements. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and sections 309.4 and 404.2.7 of the 2010 ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003, 01/27/2009 and 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

ADA SHOWER UPGRADE

**Project Index #: 1655ADA5
Construction Cost \$10,500**

The shower in the office area is not accessible. If a shower is provided, then at least one accessible shower stall shall be provided. This project would provide for one ADA compliant shower stall to be installed to provide shower facilities for the disabled. Included in this estimate is removal of the existing shower stall and installation of an ADA compliant shower stall complete with accessible plumbing fixtures, seat, etc. International Building Code (IBC) - 2018, ICC/ANSI A117.1 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009 and 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

ARC FLASH and ELECTRICAL COORDINATION STUDY

**Project Index #: 1655ELE4
Construction Cost \$25,000**

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

**Project Index #: 1655ADA6
Construction Cost \$5,000**

This building contains a water fountain that is not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009 and 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

ELECTRICAL UPGRADE

Project Index #: 1655ELE5
Construction Cost \$15,000

The office areas and exterior walls outside of the shop need additional electrical outlets. The office space has daisy chained multi-outlet strips which are a UL & NEC Code violation. The exterior areas outside of the shop do not have any exterior outlets. This project would provide for the installation of 10 outlets in the office space and 4 GFCI protected outlets on the building exterior.

EXTERIOR OUTLET REPLACEMENT

Project Index #: 1655ELE1
Construction Cost \$400

The building has an exterior electrical outlet that does not meet code. The outlet is not a GFCI type outlet which is required according to the 2011 NEC. This project would provide for the purchase and installation of one GFCI duplex outlet.

This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009 and 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

GENERATOR MODIFICATIONS

Project Index #: 1655SFT2
Construction Cost \$10,000

The emergency generator is not currently connected to the overhead garage doors in the fire response garage. The doors should be connected to the generator so that the emergency vehicles can be deployed at any time. It is not unlikely that a power outage would coincide with other types of emergencies where the vehicles would be needed. This project recommends connecting the overhead doors to the emergency generator and includes purchase and installation of wiring and electrical hardware.

This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009 and 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

POWER DOOR ACTUATOR REPAIRS

Project Index #: 1655ADA3
Construction Cost \$3,500

The building has an existing ADA entry with a power assisted door opener. The opener is currently not operational and should be scheduled for replacement. This project recommends replacing the ADA actuator and includes removal and disposal of the existing equipment.

This project or a portion thereof was previously recommended in the FCA report dated and 01/27/2009 and 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

SPILL CONTAINMENT

Project Index #: 1655ENV1
Construction Cost \$12,000

The vehicle garage does not have a method for containing spills or leakage from oil drums and other containers. This does not meet OSHA standards for hazardous materials containment. This project would add secondary containment pallets for all 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 01/27/2009 and 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

STORAGE REMOVAL

Project Index #: 1655SFT4
Construction Cost \$500

The storage areas in the parts room and the apparatus room mezzanine have items stored too close to the fire sprinkler heads. The 2018 IFC Section 315.3.1 states that, "Storage shall be maintained a minimum of 18 inches below sprinkler head deflectors in sprinklered areas of buildings." This project would provide for the removal of all items in conflict with this code requirement to ensure that the fire suppression system operates correctly.

This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009 and 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

STRUCTURAL REPAIRS

Project Index #: 1655STR1
Construction Cost \$20,000

A storage area has been constructed in the apparatus room, accessed via stairs in the garage. There is no record of a CIP project for this work or of any structural evaluations having been conducted. This project recommends adding structural members to the existing framing to ensure proper load bearing capacity. This will require a structural design from a licensed engineer, inspections and permitting which are not included in the estimate.

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003, 01/27/2009 and 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

WATER TREATMENT SYSTEM INSTALLATION

Project Index #: 1655PLM2
Construction Cost \$10,000

The domestic well water has been tested and found to contain nitrates. This project would provide for the purchase and installation of a domestic supply water treatment system that includes nitrate removal.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$211,700

Necessary - Not Yet Critical

Two to Four Years

EXTERIOR FINISHES

Project Index #: 1655EXT1
Construction Cost \$115,300

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 painting the masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted, 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.

EXTERIOR LIGHTING UPGRADE

Project Index #: 1655EXT2
Construction Cost \$12,000

The exterior wall-mounted light fixtures appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the purchase and installation of six energy efficient LED light fixtures. Removal and disposal of the existing fixtures is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003, 01/27/2009 and 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

FLOORING REPLACEMENT

Project Index #: 1655INT3
Construction Cost \$21,100

The carpet in the building is damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new heavy duty commercial grade carpet in the next 2 - 3 years.

HEAT PUMP REPLACEMENT

Project Index #: 1655HVA2
Construction Cost \$12,000

There is one roof top heat pump (Goodman) system that was installed in 1995. It is not energy efficient and has reached the end of its useful life. This project would provide for installation of the heat pump system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing heat pump system and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

LIGHTING UPGRADE

Project Index #: 1655ELE6
Construction Cost \$10,000

The existing lighting fixtures in the maintenance shop areas are the older fluorescent type and the lighting level is not sufficient.. 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). In addition, additional fixtures will be added to increase the lighting level to that required for detailed task work. Occupancy sensors will be installed in low occupancy areas for additional savings. Electrical wiring upgrades are not included in this estimate.

OVERHEAD DOOR REPLACEMENT

Project Index #: 1655EXT4
Construction Cost \$24,000

There are two 12'x14' overhead coiling doors in the repair shop 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 power-operated overhead coiling doors and replacement with new power-operated doors. This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009 and 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

SHEET VINYL FLOORING REPLACEMENT

Project Index #: 1655INT2
Construction Cost \$2,300

The sheet vinyl flooring in the shop restroom is damaged and reaching the end of its useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the flooring and installation of new sheet vinyl with a 6" cove base.

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003, 01/27/2009 and 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

SITE BOLLARDS

Project Index #: 1655SIT1
Construction Cost \$15,000

The Headquarters building has seven sectional overhead doors. These areas are in need of bollards to protect the building. This project would provide funding for 15 eight inch diameter bollards to be located on each side of the garage sectional overhead doors.

This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009 and 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$423,600

Long-Term Needs

Four to Ten Years

HVAC EQUIPMENT REPLACEMENT

Project Index #: 1655HVA3
Construction Cost \$308,300

There are several HVAC packaged units and swamp coolers on the roof that were installed in 2004. This project would provide for installation of the new HVAC packaged units, swamp coolers and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC equipment and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

INTERIOR FINISHES

Project Index #: 1655INT1
Construction Cost \$115,300

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

BUILDING INFORMATION:

Gross Area (square feet): 12,330	IBC Occupancy Type 1: 50 % B
Year Constructed: 1980	IBC Occupancy Type 2: 50 % S-1
Exterior Finish 1: 100 % Painted CMU	Construction Type: Concrete Masonry & Steel
Exterior Finish 2: %	IBC Construction Type: V-N
Number of Levels (Floors): 1	Percent Fire Supressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$131,900	Project Construction Cost per Square Foot:	\$62.22
Priority Class 2:	\$211,700	Total Facility Replacement Construction Cost:	\$4,932,000
Priority Class 3:	\$423,600	Facility Replacement Cost per Square Foot:	\$400
Grand Total:	\$767,200	FCNI:	16%

HQ PAINT SHOP

SPWD Facility Condition Analysis - 0895

Survey Date: 6/24/2021

**HQ PAINT SHOP
BUILDING REPORT**

The HQ Paint Shop is an engineered structure with a corrugated metal roof and siding on a concrete slab-on-grade foundation. It is now primarily used as a repair shop and storage, however, planning is taking place to re-enable the paint booth operation. About half of the building is insulated with a ceiling mounted natural gas heater and no cooling.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$285,800****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 0895EXT2****Construction Cost \$4,000**

The exterior metal vestibule 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 and painting of the new door is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009 and 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

EXTERIOR FINISHES**Project Index #: 0895EXT1****Construction Cost \$32,000**

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 for the maintenance of the exterior of the building. Included in the cost is the sealing and caulking 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.

EXTERIOR SIDING REPLACEMENT**Project Index #: 0895EXT4****Construction Cost \$75,000**

The corrugated metal exterior siding is original to the building, is damaged and was in poor condition at the time of the survey. It is recommended that this building be re-sided in the next 2 - 3 years with a pre-finished metal siding system. This estimate includes removal and disposal of the old siding.

INSULATE BUILDING**Project Index #: 0895INT3****Construction Cost \$91,800**

The building is not insulated and is not energy efficient. It is recommended that the building be insulated when the building paint booth operation is re-enabled.. This project will install (R19) batt insulation in the walls and (R38) batt insulation in the ceiling with impermeable vinyl surface to help moderate temperature fluctuations.

INTERIOR DOOR REPLACEMENT**Project Index #: 0895INT2****Construction Cost \$4,500**

The interior doors in this building are hollow core units and are damaged from general wear and tear. This project would provide for the installation of new 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 3 interior doors was used in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 01/27/2009 and 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

LIGHTING UPGRADE

Project Index #: 0895ELE1

Construction Cost \$11,200

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

ROOF REPLACEMENT

Project Index #: 0895EXT5

Construction Cost \$63,300

The corrugated metal 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 2 - 3 years with a standing seam metal roofing system. This estimate includes removal and disposal of the old roofing system.

WINDOW REPLACEMENT

Project Index #: 0895EXT3

Construction Cost \$4,000

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 2 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 01/27/2009 and 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$20,500

Long-Term Needs

Four to Ten Years

HEATER REPLACEMENT

Project Index #: 0895HVA1

Construction Cost \$4,500

The existing heating system consists of a ceiling mounted heater and does not have cooling equipment. The heater is inefficient and was installed in 2004. The heater should be replaced within 4 - 6 years with an 80% AFUE or higher unit. This project would replace the existing heater.

This project or a portion thereof was previously recommended in the FCA report dated 12/16/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/24/2021.

INTERIOR FINISHES

Project Index #: 0895INT1

Construction Cost \$16,000

The interior finishes are in fair condition. The interior walls are insulated and sheet rocked in the front half of the building only. It is recommended that these interior walls be painted at least once in the next 4 - 6 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 4,000	IBC Occupancy Type 1: 100 % S-1
Year Constructed: 1980	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Metal Siding	Construction Type: Engineered Steel Building
Exterior Finish 2: %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$76.58
Priority Class 2:	\$285,800	Total Facility Replacement Construction Cost:	\$700,000
Priority Class 3:	\$20,500	Facility Replacement Cost per Square Foot:	\$175
Grand Total:	\$306,300	FCNI:	44%

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



NDF Western Area Headquarters Site – FCA Site #9957
Description: Crack Fill & Seal Parking Areas Needed.



NDF Western Area Headquarters Site – FCA Site #9957
Description: Fuel Dispensing Replacement Needed.



Pump House – FCA Building #2966
Description: Exterior of Building.



HQ Garden Equipment Storage – FCA Building #2348
Description: Exterior of Building.



HQ Garden Equipment Storage – FCA Building #2348
Description: Improper Non-Metallic Sheathed Electrical Cable.



HQ Radio Equipment Storage – FCA Building #2347
Description: Exterior of Building.



HQ Welding Shop – FCA Building #2339
Description: Exterior of Building and Missing Door Landing.



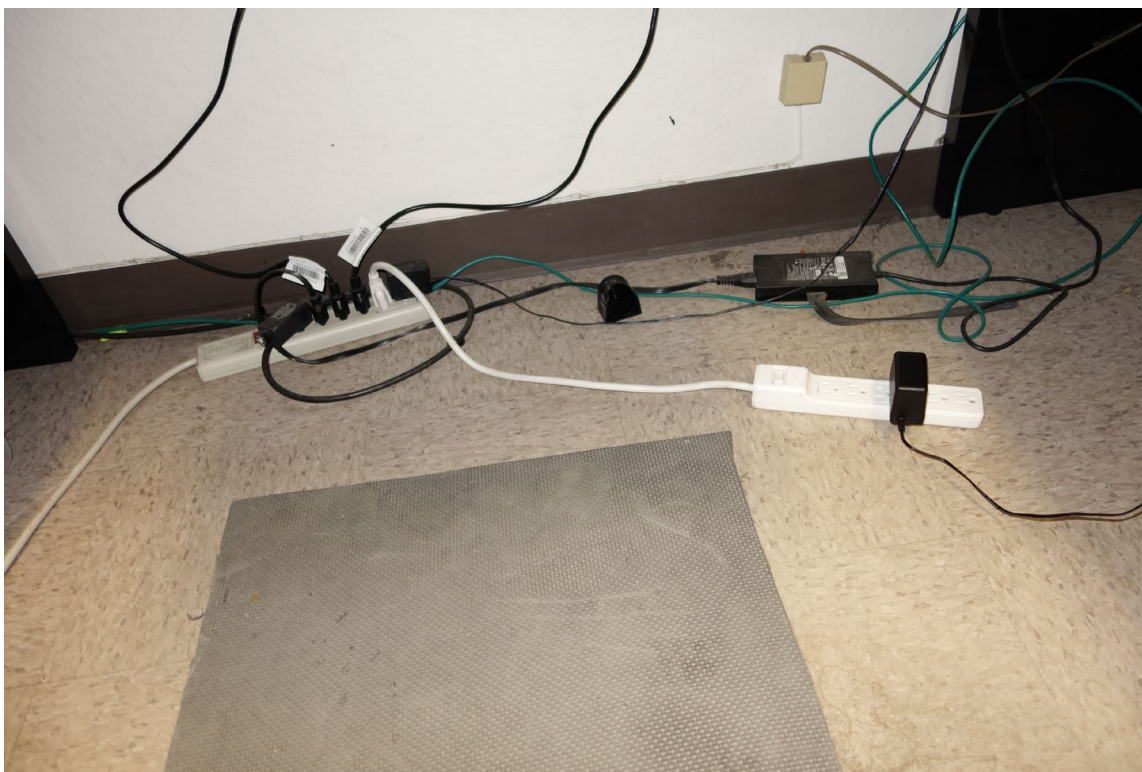
Western Area Headquarters – FCA Building #1655
Description: Exterior of Building.



Western Area Headquarters – FCA Building #1655
Description: Bollard Protection at Overhead Doors Needed.



Western Area Headquarters – FCA Building #1655
Description: Drinking Fountains Removed from Service due to Water Quality.



Western Area Headquarters – FCA Building #1655
Description: Additional Electrical Outlets Needed.



Western Area Headquarters – FCA Building #1655
Description: Carpet Replacement Needed.



Western Area Headquarters – FCA Building #1655
Description: HVAC Rooftop Unit Replacement Planning Needed.



HQ Paint Shop – FCA Building #0895
Description: Exterior of Building.