

State of Nevada  
Department of Wildlife  
Overton Wildlife Management Area  
Facility Condition Analysis

# OVERTON WILDLIFE MANAGEMENT AREA

Post Office Box 400  
Overton, Nevada 89040

**Site Number: 9965**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report Printed in August 2014

State of Nevada  
Department of Wildlife  
Overton Wildlife Management Area  
Facility Condition Analysis

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: 9965

# Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0640	EMPLOYEE STORAGE	375	1940	1/29/2014	\$0	\$9,475	\$0	\$9,475	\$9,375	101%
	P. O. Box 400									
0641	EQUIPMENT STORAGE	2600	1940	1/29/2014	\$26,000	\$0	\$0	\$26,000	\$26,000	100%
	P. O. Box 400									
0915	OIL STORAGE SHED	100	2000	1/29/2014	\$2,500	\$1,000	\$0	\$3,500	\$5,000	70%
	P. O. Box 400									
3030	EMPLOYEE STORAGE - FIELD SHOP	1440	0	1/29/2014	\$17,280	\$17,400	\$0	\$34,680	\$72,000	48%
	P. O. Box 400									
0660	WMA MAINTENANCE SHOP	2400	1988	1/29/2014	\$0	\$87,600	\$0	\$87,600	\$240,000	37%
	P. O. Box 400									
0918	CHECK STATION (FEE BOOTH)	120	2000	1/29/2014	\$2,500	\$600	\$600	\$3,700	\$12,000	31%
	P. O. Box 400									
0916	GRANARY	314	1940	1/29/2014	\$0	\$942	\$0	\$942	\$6,280	15%
	P. O. Box 400									
2221	CXT ADA COMFORT STATION	100	2001	1/29/2014	\$1,000	\$1,000	\$0	\$2,000	\$15,000	13%
	P. O. Box 400									
0639	WMA SUPERVISOR'S RESIDENCE	1600	1966	1/29/2014	\$0	\$1,500	\$16,000	\$17,500	\$240,000	7%
	P. O. Box 400									
2213	CXT COMFORT STATION	100	2001	1/29/2014	\$0	\$1,000	\$0	\$1,000	\$15,000	7%
	P. O. Box 400									
9965	OVERTON WMA SITE		1967	1/29/2014	\$20,000	\$258,832	\$0	\$278,832		0%
	P. O. Box 400									
2215	RAMADA #2	96	2001	1/29/2014	\$0	\$0	\$0		\$3,000	
	P. O. Box 400									
2216	RAMADA #3	96	2001	1/29/2014	\$0	\$0	\$0		\$3,000	
	P. O. Box 400									
2217	RAMADA #4	96	2001	1/29/2014	\$0	\$0	\$0		\$3,000	
	P. O. Box 400									
2218	RAMADA #5	96	2001	1/29/2014	\$0	\$0	\$0		\$3,000	
	P. O. Box 400									
2219	RAMADA #6	96	2001	1/29/2014	\$0	\$0	\$0		\$3,000	
	P. O. Box 400									

Site number: 9965

## Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2220	RAMADA #7 P. O. Box 400 Overton	96	2001	1/29/2014	\$0	\$0	\$0		\$3,000	
2214	RAMADA #1 - CHECK STATION P. O. Box 400 Overton	576	2001	1/29/2014	\$0	\$0	\$0		\$17,856	
Report Totals.....:		10,301			\$69,280	\$379,349	\$16,600	\$465,229	\$676,511	69%

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<b>CXT ADA COMFORT STATION</b>	<b>2221</b>	
<b>RAMADA #7</b>	<b>2220</b>	No Current Projects
<b>RAMADA #6</b>	<b>2219</b>	No Current Projects
<b>RAMADA #5</b>	<b>2218</b>	No Current Projects
<b>RAMADA #4</b>	<b>2217</b>	No Current Projects
<b>RAMADA #3</b>	<b>2216</b>	No Current Projects
<b>RAMADA #2</b>	<b>2215</b>	No Current Projects
<b>RAMADA #1 - CHECK STATION</b>	<b>2214</b>	No Current Projects
<b>CXT COMFORT STATION</b>	<b>2213</b>	
<b>CHECK STATION (FEE BOOTH)</b>	<b>0918</b>	
<b>GRANARY</b>	<b>0916</b>	
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**OVERTON WMA SITE**

SPWB Facility Condition Analysis - 9965

Survey Date: 1/29/2014

**OVERTON WMA SITE****BUILDING REPORT**

The Overton Wildlife Management Area lies in the lower extremes of the Moapa and Virgin River Valleys where they flow into the north end of the Overton Arm of Lake Mead. This is about 65 miles northeast of Las Vegas using Interstate 15 and State Route 169.

Located in the Mojave Desert, Overton WMA supports an abundance of fish and wildlife that contributes significantly to the biological diversity of southern Nevada. Desert riparian habitat, associated with the floodplain of the Muddy and Virgin rivers, is extremely important to wildlife populations. The dense shrubbery of desert wash habitat provides food and shelter for small mammals and many species of birds. Numerous wet meadows and ponds dot the landscape, providing food, cover, and water for birds, mammals, reptiles, and amphibians. The deep water of Lake Mead provides habitat for fish, cormorants, and diving ducks, while shallow littoral zones provide feeding areas for puddle ducks and shorebirds.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$20,000****Currently Critical****Immediate to Two Years****Project Index #: 9965SIT6****CXT RESTROOM INSTALLATION****Construction Cost \$20,000**

The restroom building on the site has been demolished leaving no restroom facilities for the maintenance staff. This project would provide for the purchase and installation of an ADA compliant precast CXT or similar unisex comfort station to be located adjacent to the Maintenance Shop.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$258,832****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9965SIT3****CARPORT STRUCTURE INSTALLATION****Construction Cost \$60,000**

There is a need for a carport structure in the maintenance area. The trucks and agricultural equipment are exposed to the sun causing preventable damage and maintenance costs. This project would provide a steel carport 24' x 100' to be constructed on the east side of the yard.

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 01/29/2014.

**Project Index #: 9965SIT4****DIVERSION DAM REPAIRS****Construction Cost \$150,000**

There is a diversion dam on the north side of the site that was built in the 1940's and is due for major repairs or replacement. There is no catwalk above the dam to do repairs and maintenance from and several of the mechanical parts are worn and broken. One of the locks is not functioning correctly and is currently held in place with a block of wood. The gates are worn and the concrete is deteriorating. This project would provide for refurbishing the entire dam structure to ensure that the wildlife management area has the hydraulic controls that are necessary.

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 01/29/2014.

**Project Index #: 9965EXT1****EXTERIOR FINISHES, SHADE RAMADAS****Construction Cost \$2,832**

There are 7 steel shade ramadas throughout the site which are either 120 s.f., 240 s.f. or 576 s.f. for a total of 1,416 square feet. It is important to maintain the finish, weather resistance and appearance of the structures. This project would provide for painting of the structures and it is recommended that this project is scheduled on a cyclical basis to maintain the integrity of the structures.

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 01/29/2014.

**FENCE REPLACEMENT****Project Index #: 9965SIT5**  
**Construction Cost \$42,000**

The majority of the fencing around the maintenance yard has failed and is due for replacement. This project recommends the installation of a 6 foot high 6 gauge wire perimeter chain link fence around the entire site with two 14' wide gates with hardware. The cost estimate also includes demolition and disposal of the existing fence.

**TREE TRIMMING****Project Index #: 9965SIT7**  
**Construction Cost \$4,000**

There are many large cottonwood trees on the site that have not been trimmed recently. They have grown to the extent that they are a safety hazard due to dead branches falling or the entire tree falling in areas where visitors frequent. This project would trim, prune or remove the trees to ensure the safety of visitors and maintain the health of the trees.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$20,000</b>
<b>Priority Class 2:</b>	<b>\$258,832</b>
<b>Priority Class 3:</b>	<b>\$0</b>
<b>Grand Total:</b>	<b>\$278,832</b>

**EMPLOYEE STORAGE - FIELD SHOP**

SPWB Facility Condition Analysis - 3030

Survey Date: 1/29/2014

**EMPLOYEE STORAGE - FIELD SHOP  
BUILDING REPORT**

The Employee Storage - Field Shop is a concrete masonry unit and wood framed structure with an asphalt composition roofing system on a concrete slab-on-grade foundation. It is primarily used for storage of equipment used by the staff of the wildlife management area.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$17,280****Currently Critical****Immediate to Two Years****ROOF REPLACEMENT****Project Index #: 3030EXT2****Construction Cost \$17,280**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. Several shingles had blown off and many others were partially detached and failing. It is recommended that this building be re-roofed in the next 1-2 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$17,400****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 3030EXT3****Construction Cost \$3,000**

The exterior metal doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the two door assemblies with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

**EXTERIOR FINISHES****Project Index #: 3030EXT1****Construction Cost \$7,200**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, staining the wood siding and trim 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 is 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 01/29/2014.

**INTERIOR FINISHES****Project Index #: 3030INT1****Construction Cost \$7,200**

The interior finishes are in fair condition. It is recommended to paint the interior walls 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.

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 01/29/2014.

**BUILDING INFORMATION:**

**Gross Area (square feet): 1,440**  
**Year Constructed: 0**  
**Exterior Finish 1: 100 % Painted CMU**  
**Exterior Finish 2: 0 %**  
**Number of Levels (Floors): 1      Basement? No**  
**IBC Occupancy Type 1: 100 % S-2**  
**IBC Occupancy Type 2: 0 %**  
**Construction Type: Concrete Masonry & Wood**  
**IBC Construction Type: V-B**  
**Percent Fire Suppressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$17,280</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$24.08</b>
<b>Priority Class 2:</b>	<b>\$17,400</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$72,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$50</b>
<b>Grand Total:</b>	<b>\$34,680</b>	<b>FCNI:</b>	<b>48%</b>

**CXT ADA COMFORT STATION**

SPWB Facility Condition Analysis - 2221

Survey Date: 1/29/2014

**CXT ADA COMFORT STATION  
BUILDING REPORT**

The Comfort Station is a precast unisex ADA compliant restroom located in the wildlife management area. It has a concrete parking area but is lacking signage and striping. There is some damage to the privacy wall and roof.

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

**ADA SIGNAGE & STRIPING**

**Project Index #: 2221ADA1**  
**Construction Cost \$1,000**

The Americans with Disabilities Act (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. The 2012 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.

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 01/29/2014.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$1,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR/ INTERIOR FINISHES**

**Project Index #: 2221EXT1**  
**Construction Cost \$1,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. Additional costs are included for patching and repairing the damage caused by a recent impact. It is recommended that the building be repaired, sealed and caulked in the next 2-3 years and that this project is 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 01/29/2014.

**BUILDING INFORMATION:**

**Gross Area (square feet): 100**  
**Year Constructed: 2001**  
**Exterior Finish 1: 100 % Precast Concrete**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1      Basement? No**  
**IBC Occupancy Type 1: 100 % B**  
**IBC Occupancy Type 2: %**  
**Construction Type: Precast Concrete**  
**IBC Construction Type: III-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$1,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$20.00</b>
<b>Priority Class 2:</b>	<b>\$1,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$15,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$150</b>
<b>Grand Total:</b>	<b>\$2,000</b>	<b>FCNI:</b>	<b>13%</b>

**SPWB Facility Condition Analysis - 2213**

**Survey Date:** 1/29/2014

The CXT Comfort is an ADA designated precast structure located in the wildlife management area. The ADA accessibility designation on the side of the building has been removed as this is not a designated ADA restroom. It is in good shape.

**Total Construction Cost for Priority 2 Projects:        \$1,000**

<b>Necessary - Not Yet Critical</b>	<b>Two to Four Years</b>
<p>1. <b>Develop a Strategic Plan</b></p> <p>2. <b>Conduct a Market Analysis</b></p> <p>3. <b>Identify Key Stakeholders</b></p> <p>4. <b>Set Clear Goals and Objectives</b></p> <p>5. <b>Develop a Marketing Mix</b></p> <p>6. <b>Implement a Budget</b></p> <p>7. <b>Monitor and Evaluate Progress</b></p> <p>8. <b>Adjust Strategy as Needed</b></p> <p>9. <b>Build a Strong Brand</b></p> <p>10. <b>Engage with Customers</b></p> <p>11. <b>Optimize Operations</b></p> <p>12. <b>Expand into New Markets</b></p> <p>13. <b>Invest in Research and Development</b></p> <p>14. <b>Form Strategic Alliances</b></p> <p>15. <b>Secure Funding</b></p> <p>16. <b>Recruit and Retain Talent</b></p> <p>17. <b>Improve Customer Service</b></p> <p>18. <b>Streamline Processes</b></p> <p>19. <b>Enhance Data Analytics</b></p> <p>20. <b>Stay Updated on Industry Trends</b></p>	<p>1. <b>Develop a Strategic Plan</b></p> <p>2. <b>Conduct a Market Analysis</b></p> <p>3. <b>Identify Key Stakeholders</b></p> <p>4. <b>Set Clear Goals and Objectives</b></p> <p>5. <b>Develop a Marketing Mix</b></p> <p>6. <b>Implement a Budget</b></p> <p>7. <b>Monitor and Evaluate Progress</b></p> <p>8. <b>Adjust Strategy as Needed</b></p> <p>9. <b>Build a Strong Brand</b></p> <p>10. <b>Engage with Customers</b></p> <p>11. <b>Optimize Operations</b></p> <p>12. <b>Expand into New Markets</b></p> <p>13. <b>Invest in Research and Development</b></p> <p>14. <b>Form Strategic Alliances</b></p> <p>15. <b>Secure Funding</b></p> <p>16. <b>Recruit and Retain Talent</b></p> <p>17. <b>Improve Customer Service</b></p> <p>18. <b>Streamline Processes</b></p> <p>19. <b>Enhance Data Analytics</b></p> <p>20. <b>Stay Updated on Industry Trends</b></p>

**Project Index #: 2213EXT1**  
**Construction Cost \$1,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing 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 5-7 years and that this project is 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 01/29/2014.

**BUILDING INFORMATION:**

Gross Area (square feet):	100		
Year Constructed:	2001		
Exterior Finish 1:	100	%	Precast Concrete
Exterior Finish 2:		%	
Number of Levels (Floors):	1	Basement?	No
IBC Occupancy Type 1:	100	%	B
IBC Occupancy Type 2:		%	
Construction Type:	Precast Concrete		
IBC Construction Type:	V-B		
Percent Fire Suppressed:	0	%	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$1,000	Total Facility Replacement Construction Cost:	\$15,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$1,000	FCNI:	7%

**CHECK STATION (FEE BOOTH)**

SPWB Facility Condition Analysis - 0918

Survey Date: 1/29/2014

**CHECK STATION (FEE BOOTH)****BUILDING REPORT**

The Check Station - Fee Booth is a prefabricated structure with EIFS panels on the exterior, a rolled composition roofing system on a concrete foundation. There is a wall mounted split HVAC system in the interior and the building is primarily used during hunting season only for tracking hunters and hunting activity. It is located along the main entrance road to the wildlife management area.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$2,500****Currently Critical****Immediate to Two Years****ADA PARKING SPACE****Project Index #: 0918ADA1****Construction Cost \$2,500**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area and passenger loading area are necessary to comply with ADA requirements. This project would provide for a concrete van accessible ADA parking and loading space and walkway to the existing sidewalk. This will require regrading, installing P.C. concrete, striping, signage and any other necessary upgrades. The 2012 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.

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 01/29/2014.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$600****Necessary - Not Yet Critical****Two to Four Years****INTERIOR FINISHES****Project Index #: 0918INT1****Construction Cost \$600**

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.

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 01/29/2014.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$600****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0918EXT3****Construction Cost \$600**

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 and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

**Gross Area (square feet): 120**  
**Year Constructed: 2000**  
**Exterior Finish 1: 100 % Painted Stucco / EIFS**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1      Basement? No**  
**IBC Occupancy Type 1: 100 % B**  
**IBC Occupancy Type 2: %**  
**Construction Type: Prefabricated Structure**  
**IBC Construction Type: V-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$2,500</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$30.83</b>
<b>Priority Class 2:</b>	<b>\$600</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$12,000</b>
<b>Priority Class 3:</b>	<b>\$600</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$100</b>
<b>Grand Total:</b>	<b>\$3,700</b>	<b>FCNI:</b>	<b>31 %</b>

**GRANARY**

SPWB Facility Condition Analysis - 0916

Survey Date: 1/29/2014

## **GRANARY BUILDING REPORT**

The Granary is a circular steel structure which is for the storage of seed used throughout the wildlife management area.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$942**

Necessary - Not Yet Critical

Two to Four Years

**Project Index #: 0916EXT1**

**EXTERIOR FINISHES**

**Construction Cost \$942**

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 is 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 01/29/2014.

**BUILDING INFORMATION:**

Gross Area (square feet): 314

Year Constructed: 1940

Exterior Finish 1: 100 % Metal Siding

Exterior Finish 2: %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % S-1

IBC Occupancy Type 2: %

Construction Type: Steel Structure

IBC Construction Type: V-B

Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$3.00
Priority Class 2:	\$942	Total Facility Replacement Construction Cost:	\$6,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$20
Grand Total:	\$942	FCNI:	16%

**OIL STORAGE SHED**

SPWB Facility Condition Analysis - 0915

Survey Date: 1/29/2014

**OIL STORAGE SHED  
BUILDING REPORT**

The Oil Storage Shed is a prefabricated steel building which is used primarily for the storage of oil and other petroleum products.

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

**LIGHTING UPGRADE**

**Project Index #: 0915ENR1**  
**Construction Cost \$2,500**

The existing sodium halide pole light on the exterior of the building is broken and is not energy efficient. This project will upgrade the fixture to a more energy efficient high-pressure sodium or LED lamp. These types of lights will provide better illumination and save energy.

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 01/29/2014.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$1,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR FINISHES**

**Project Index #: 0915EXT1**  
**Construction Cost \$500**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the door and metal trim and caulking and sealing the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and sealed in the next 2-3 years and that this project is 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 01/29/2014.

**INTERIOR FINISHES**

**Project Index #: 0915INT1**  
**Construction Cost \$500**

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.

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 01/29/2014.

**BUILDING INFORMATION:**

**Gross Area (square feet): 100**  
**Year Constructed: 2000**  
**Exterior Finish 1: 100 % Metal Siding**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1      Basement? No**  
**IBC Occupancy Type 1: 100 % S-1**  
**IBC Occupancy Type 2: %**  
**Construction Type: Prefabricated Steel Structure**  
**IBC Construction Type: V-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$2,500</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$35.00</b>
<b>Priority Class 2:</b>	<b>\$1,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$5,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$50</b>
<b>Grand Total:</b>	<b>\$3,500</b>	<b>FCNI:</b>	<b>70%</b>

**WMA MAINTENANCE SHOP**

SPWB Facility Condition Analysis - 0660

Survey Date: 1/29/2014

**WMA MAINTENANCE SHOP  
BUILDING REPORT**

The Maintenance Shop is an engineered steel structure on a concrete foundation. There are 4 evaporative coolers and 2 ceiling hung heating units for the HVAC system. The facility is used for the storage, repair and maintenance of wildlife management area equipment.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$87,600****Necessary - Not Yet Critical****Two to Four Years****ELECTRICAL UPGRADE****Project Index #: 0660ELE1****Construction Cost \$28,800**

This building was constructed before the high demand for electrical services were needed for computers and vehicle repair equipment. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building.

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 01/29/2014.

**EXTERIOR FINISHES****Project Index #: 0660EXT1****Construction Cost \$4,800**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 2-3 years and that this project is 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 01/29/2014.

**HVAC EQUIPMENT REPLACEMENT****Project Index #: 0660ENR2****Construction Cost \$36,000**

The HVAC system was installed in 1988 and is original to the building. It consists of two propane-fired furnaces and four wall mounted evaporative coolers. The system is not energy efficient and has reached the end of its expected and useful life. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. The new system shall be designed to significantly reduce electrical and natural gas usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs. This project includes removal and disposal of the existing HVAC units 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 01/29/2014.

**OVERHEAD DOOR REPLACEMENT****Project Index #: 0660EXT3****Construction Cost \$15,000**

There are two 10'x14' and one 10'x12' 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 coiling doors.

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 01/29/2014.

**Project Index #: 0660ENR1**  
**Construction Cost \$3,000**

## **WINDOW REPLACEMENT**

The windows are original, dual 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 4 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 01/29/2014.

## **BUILDING INFORMATION:**

**Gross Area (square feet): 2,400**  
**Year Constructed: 1988**  
**Exterior Finish 1: 100 % Metal Siding**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 % S-1**  
**IBC Occupancy Type 2: %**  
**Construction Type: Engineered Steel Structure**  
**IBC Construction Type: II-B**  
**Percent Fire Supressed: 0 %**

## **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$36.50</b>
<b>Priority Class 2:</b>	<b>\$87,600</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$240,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$100</b>
<b>Grand Total:</b>	<b>\$87,600</b>	<b>FCNI:</b>	<b>37 %</b>

**EQUIPMENT STORAGE**

SPWB Facility Condition Analysis - 0641

Survey Date: 1/29/2014

**EQUIPMENT STORAGE****BUILDING REPORT**

The Equipment Storage is an old steel framed structure with a small enclosed storage room on the west side of building. It has metal roofing and a concrete foundation. The structure has several damaged support columns which will be addressed in the report.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$26,000****Currently Critical****Immediate to Two Years****Project Index #: 0641EXT2****DEMOLISH STRUCTURE****Construction Cost \$26,000**

The structure is over 70 years of age and is a safety hazard. The structural system has failed and the building should no longer be in use in any way. The main structural posts have detached from their footings, bolts are missing from the structural attachments, and the roof system has failed. This project would provide funding for the demolition and disposal of the building.

**BUILDING INFORMATION:****Gross Area (square feet): 2,600****Year Constructed: 1940****Exterior Finish 1: 80 % Metal Siding****Exterior Finish 2: 20 % Open****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % S-1****IBC Occupancy Type 2: %****Construction Type: Steel & Wood Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$26,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$10.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$26,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$10</b>
<b>Grand Total:</b>	<b>\$26,000</b>	<b>FCNI:</b>	<b>100 %</b>

**EMPLOYEE STORAGE**

SPWB Facility Condition Analysis - 0640

Survey Date: 1/29/2014

**EMPLOYEE STORAGE  
BUILDING REPORT**

The Employee Storage is a wood framed structure with a metal roofing system on a temporary foundation. It appears that it is an old ranch outbuilding that is now used for storage.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$9,475****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 0640EXT2****Construction Cost \$1,000**

The existing exterior wood door appears to be original to the building. It is damaged from age and general wear and tear. This project would provide for the replacement of the wood door 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 11/03/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/29/2014.

**EXTERIOR FINISHES****Project Index #: 0640EXT1****Construction Cost \$1,875**

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 sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project is 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 01/29/2014.

**ROOF REPLACEMENT****Project Index #: 0640EXT4****Construction Cost \$4,500**

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.

**WINDOW REPLACEMENT****Project Index #: 0640EXT3****Construction Cost \$2,100**

The windows are original, single pane construction in a wooden frame. These older windows are drafty, not energy efficient and the wooden frames have deteriorated significantly. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 3 units including wooden frames. 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 01/29/2014.

**BUILDING INFORMATION:**

**Gross Area (square feet): 375**  
**Year Constructed: 1940**  
**Exterior Finish 1: 100 % Wood Siding**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1      Basement? No**  
**IBC Occupancy Type 1: 100 % S-2**  
**IBC Occupancy Type 2: %**  
**Construction Type: Wood Framing**  
**IBC Construction Type: V-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$25.27</b>
<b>Priority Class 2:</b>	<b>\$9,475</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$9,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$25</b>
<b>Grand Total:</b>	<b>\$9,475</b>	<b>FCNI:</b>	<b>105 %</b>

**WMA SUPERVISOR'S RESIDENCE**

SPWB Facility Condition Analysis - 0639

Survey Date: 1/29/2014

**WMA SUPERVISOR'S RESIDENCE  
BUILDING REPORT**

The WMA Supervisor's Residence is a wood framed structure with an asphalt composition roofing system on a concrete foundation. It contains bedrooms, bathrooms, a kitchen, dining and living spaces and an attached two car garage.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$1,500****Necessary - Not Yet Critical****Two to Four Years****WATER HEATER REPLACEMENT****Project Index #: 0639PLM1****Construction Cost \$1,500**

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.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$16,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0639EXT4****Construction Cost \$8,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES****Project Index #: 0639INT4****Construction Cost \$8,000**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 4-5 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.

**BUILDING INFORMATION:**

Gross Area (square feet): 1,600  
Year Constructed: 1966  
Exterior Finish 1: 100 % Painted Stucco / EIFS  
Exterior Finish 2: %  
Number of Levels (Floors): 1 Basement? No  
IBC Occupancy Type 1: 100 % R-3  
IBC Occupancy Type 2: %  
Construction Type: Wood Framing  
IBC Construction Type: V-B  
Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.94
Priority Class 2:	\$1,500	Total Facility Replacement Construction Cost:	\$240,000
Priority Class 3:	\$16,000	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$17,500	FCNI:	7%

**NOTES:**

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.128 by the State Public Works Division and should be utilized as a planning level document.

**REPORT DEVELOPMENT:**

State Public Works Division	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



Overton Wildlife Management Area Site – FCA Site #9965  
Description: View of the maintenance yard area.



WMA Supervisor's Residence – FCA Building #0639  
Description: Exterior of the residence.



Employee Storage – FCA Building #0640  
Description: Exterior of the building.



Equipment Storage – FCA Building #0641  
Description: Exterior of the structure.



WMA Maintenance Shop – FCA Building #0660  
Description: Exterior of the building.



Oil Storage Shed – FCA Building #0915  
Description: Exterior of the building.



Granary – FCA Building #0916  
Description: Exterior of the structure.



Check Station Fee Booth – FCA Building #0918  
Description: Exterior of the building.



CXT Comfort Station – FCA Building #2213  
Description: Exterior of the building.



Ramada #1 – Check Station – FCA Building #2214  
Description: Exterior of the building.



Typical Shade Ramada – FCA Building #2215-2220  
Description: Exterior of the structure.



CXT ADA Comfort Station – FCA Building #2221  
Description: Exterior of the building.



Employee Storage – Field Shop – FCA Building #3030  
Description: Exterior of the building.