

State of Nevada  
Department of Public Safety  
Highway Patrol Division  
Indian Springs NHP Substation  
Facility Condition Analysis

# INDIAN SPRINGS NHP SUBSTATION

851 McFarland  
Indian Springs, Nevada 89018

**Building Number: 2462**  
**STATE OF NEVADA PUBLIC WORKS BOARD**  
**FACILITY CONDITION ANALYSIS**



Report Printed in December 2005

State of Nevada  
Department of Public Safety  
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Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Board 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 SPWB 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 Board 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 .60 or 60% 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: 9829

### 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
2462	INDIAN SPRINGS NHP SUBSTATION 851 McFarland Indian Springs	1440	0	10/11/2005	\$53,000	\$0	\$0	\$53,000	\$144,000	37%
9829	INDIAN SPRINGS NHP SUBSTATION SITE 851 McFarland Indian Springs		0	3/21/2008	\$0	\$0	\$0			0%
<b>Report Totals.....:</b>		<u>1,440</u>			<u>\$53,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$53,000</u>	<u>\$144,000</u>	<u>37%</u>

SPWB Facility Condition Analysis

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<b>Building Name</b>	<b>Index #</b>	
INDIAN SPRINGS NHP SUBSTATION SITE	9829	No Current Projects
INDIAN SPRINGS NHP SUBSTATION	2462	

**INDIAN SPRINGS NHP SUBSTATION  
BUILDING REPORT**

The Indian Springs NHP Substation is a double wide mobile home structure on an 8 point foundation. The building is used by NHP staff as a rural office for the activities of the Nevada Highway Patrol. The facility is in good condition but lacks accessibility as described in the ADA Accessibility Guidelines.

**PRIORITY CLASS 1 PROJECTS** **Total Cost for Priority 1 Projects: \$53,000**  
**Currently Critical** **Immediate to Two Years**

**ADA PARKING AND SIGNAGE** **Project cost: \$12,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A parking area, an adjacent passenger loading area and signage are necessary to comply with ADA requirements.

This project would provide for one parking space, including an adjacent accessible loading zone in the existing gravel parking area. The project includes required soil preparation, an asphalt parking area for one vehicle, signage, striping and marking an accessible route of travel to the building.

**ADA RESTROOM REMODEL** **Project cost: \$10,000**

A restroom is present in this building. It does not meet the Americans with Disabilities Act (ADA) regulations. A retrofit is necessary to comply with CABO/ANSI A117.1-1998 Chapter 6 and 2003 IBC Chapter 11. This project would provide funding for construction of a unisex accessible restroom. This project may require a new toilet, grab bars, sink, faucet and hardware.

**ACCESSIBLE BUILDING ENTRANCE** **Project cost: \$30,000**

The building has steps leading into the main entrance. The entrance does not meet the requirements for ADA Accessibility ICC/ANSI A117.1-1998 404.2.4.1. The entry door has a threshold and hardware that does not meet the requirements for ADA accessibility, ICC/ANSI A117.1-1998 404.2.5.

This project would provide funding for an accessible ramp, including upper and lower landing areas, handrails, curbing, and replacement of the door hardware and threshold to meet the ADA Accessibility Guidelines.

**MISCELLANEOUS ELECTRICAL REPAIRS** **Project cost: \$1,000**

The exterior receptacles are standard duplex receptacles and there are missing safety plugs in the main electrical panel, which is mounted to a telephone pole adjacent to the building. This project would provide funding to install GFIC duplex outlets on the exterior and install safety plugs in the main electrical service including a lock to prevent the public from tampering with the electrical service.

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INDIAN SPRINGS NHP SUBSTATION  
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**BUILDING INFORMATION:**

Gross Area (square feet): 1,440  
Year Constructed: 0  
Exterior Finish 1: 50 Painted Masonite  
Exterior Finish 2: 50 Painted Metal  
Number of Levels (Floors): 1 Basement? No  
IBC Occupancy Type 1: 100 B  
IBC Occupancy Type 2: 0  
Construction Type: Double Wide Mobile Home  
IBC Construction Type: V-N

**PROJECT TOTALS SUMMARY:**

Priority Class 1:	\$53,000	Project Cost per Square Foot:	\$36.81
Priority Class 2:	\$0	Total Facility Replacement Cost:	\$144,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$53,000		

**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 341.201 by the State Public Works Board and should be utilized as a planning level document.

**REPORT DEVELOPMENT:**

State Public Works Board  
Facilities Condition Analysis

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Indian Springs NHP Substation - Building #2462  
Description: Entrance into the building.



Indian Springs NHP Substation - Building #2462  
Description: Entrance into the building.



Indian Springs NHP Substation - Building #2462  
Description: Exterior view of the building.



Indian Springs NHP Substation - Building #2462  
Description: Area surrounding the building.





Indian Springs NHP Substation - Building #2462  
Description: Entrance into gravel parking area.



Indian Springs NHP Substation - Building #2462  
Description: Electrical safety covers missing in main panel.