

State of Nevada
Department of Administration
Buildings and Grounds Section
Belrose Office
Facility Condition Analysis

BELROSE OFFICE

620, 628 Belrose Street
Las Vegas, Nevada

Site Number: 9831

**STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS**



Report Printed in December 2011

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The Facility Condition Analysis Program was created under the authority found in NRS 341.201. 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: 9831

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
0286	BELROSE OFFICE BUILDING 620 & 628 Belrose St. Las Vegas	41075	1973	11/1/2011	\$132,750	\$653,375	\$1,500	\$787,625	\$11,295,625	7%
9831	BELROSE OFFICE BUILDING SITE 620 & 628 Belrose Street Las Vegas		0	11/1/2011	\$27,000	\$48,750	\$0	\$75,750		0%
Report Totals.....:		41,075			\$159,750	\$702,125	\$1,500	\$863,375	\$11,295,625	8%

Table of Contents

Building Name	Index #
BELROSE OFFICE BUILDING SITE	9831
BELROSE OFFICE BUILDING	0286

Project Index #: 9831SIT2
Construction Cost \$7,500

EXTERIOR SOLAR SITE LIGHTING UPGRADE

There are five existing light poles around the site. The lighting fixtures and lamps are the older type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. This project would provide for the installation of 5 solar powered LED exterior light fixtures on the existing poles.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$27,000
Priority Class 2:	\$48,750
Priority Class 3:	\$0
Grand Total:	\$75,750

BELROSE OFFICE BUILDING
BUILDING REPORT

The Belrose Office is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. The two level facility provides offices for the Division of Welfare Supportive Services and the Division of Child and Family Services Youth Parole Bureau.

There are numerous offices, break rooms, conference rooms, storage areas and ADA accessible restrooms as well as mechanical spaces. There are two elevators that serve the upper level which are not fully ADA compliant. The facility is served by 6 roof mounted HVAC multi-zone units and a few small package units and also there is a fire alarm and sprinkler system. The facility is showing its age and may have possible exiting issues based on current building codes and occupancy classification, mainly narrow and long corridors and distance between exits to the public way.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$132,750**
Currently Critical **Immediate to Two Years**

ADA ACCESSIBLE COUNTER

Project Index #: 0286ADA7
Construction Cost \$6,000

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The Youth Parole front office has a service counter for the public to approach which does not meet current codes. Section 7.2 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that the counter must have a portion which is at least 36" in length with a maximum height of 36" above the finish floor. This project will provide an accessible counter space in accordance with this requirement as well as replacing the security glass to maintain a secure entrance. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

ADA SIGNAGE

Project Index #: 0286ADA5
Construction Cost \$7,500

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Project Index #: 0286ADA6
Construction Cost \$16,000

This building contains several drinking water fountains on the first and second floors. The 2006 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. Due to the layout of the building and that the various offices are separated from each other, four accessible fountains are required. This project would provide funding for the purchase and installation of four new accessible fixed high/ low ADA drinking fountains, three on the first floor and one on the second floor. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0286ADA4

Construction Cost \$100,000

ELEVATOR UPGRADE

The Department of Rehabilitation has offices on the second floor which are served by an older elevator. The configuration of the elevator and controls does not meet current ADA requirements. Due to the significant number of clients with special needs that the Department serves, a complying elevator should be installed. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/10/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2011.

Project Index #: 0286ENV2

Construction Cost \$2,500

PEST CONTROL

There are numerous signs throughout this building of insect infestation including ants, bees, cockroaches and crickets. Due to the potential risk of disease and damage to the building, this project provides for treatment and clean up of the insects by a licensed pest control business. It is recommended that the building be treated in the next 1-2 years and that this project be scheduled on a cyclical basis to maintain control of the pests.

Project Index #: 0286ELE1

Construction Cost \$750

PROVIDE CLEARANCE AT ELECTRICAL PANELS

There are electrical panels in the east electrical room which do not have proper clear floor space around them. The 2006 IFC section 605.3 states that, "A working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space." This project would provide funds to relocate the fiber optic racks and other items currently blocking the working space.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$653,375

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0286INT5

Construction Cost \$35,000

BREAK ROOM REMODELS

The kitchenettes and associated cabinets in the seven employee break rooms are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and counter tops are delaminating and failing. This project recommends the replacement of the existing kitchen counters, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.

Project Index #: 0286HVA2

Construction Cost \$750

EXHAUST FAN REPLACEMENT

The exhaust fan in one of the restrooms was not operating at the time of the survey. This project would provide for the removal of the existing exhaust fan assembly and the purchase and installation of a new exhaust fan assembly including connections to utilities.

Project Index #: 0286EXT3

Construction Cost \$205,375

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting the stucco, cleaning and sealing the brick masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0286INT3

Construction Cost \$205,375

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next 2-3 years and that this project be 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.

Project Index #: 0286ENV1

Construction Cost \$1,500

ROOF MAINTENANCE

There is a low roof section on the north side of the building that requires maintenance work. It has been overcome by pigeons and holds an abandoned HVAC unit. The pigeon droppings have accumulated to an unsafe level and should be cleaned up and the HVAC unit should be removed and disposed of. This project would provide for cleaning the roof area, removing and disposing of the HVAC unit and installing new pigeon deterrent devices.

Project Index #: 0286INT4

Construction Cost \$205,375

SUSPENDED CEILING SYSTEM REPLACEMENT

The entire building has a suspended acoustical tile ceiling system that is original dating back to 1973. The t-bar framing is bent and rusted in some areas and some of the acoustical tiles are damaged and stained. This project would provide for the replacement of the suspended acoustical tile ceiling system including framing, bracing, acoustical tiles and HVAC grilles. Removal and disposal of the existing ceiling system is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$1,500

Long-Term Needs

Four to Ten Years

Project Index #: 0286PLM1

Construction Cost \$1,500

WATER HEATER REPLACEMENT

There are two 50 gallon gas-fired water heaters in the building. One was installed in 2008, the other one is older. 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 5-6 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 41,075

Year Constructed: 1973

Exterior Finish 1: 70 % Concrete Masonry U

Exterior Finish 2: 30 % Painted Stucco / EIFS

Number of Levels (Floors): 2 Basement? No

IBC Occupancy Type 1: 100 % B

IBC Occupancy Type 2: %

Construction Type: Concrete Masonry Units & Steel

IBC Construction Type: III-B

Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$132,750	Project Construction Cost per Square Foot:	\$19.18
Priority Class 2:	\$653,375	Total Facility Replacement Construction Cost:	\$11,296,000
Priority Class 3:	\$1,500	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$787,625	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 341.201 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Division
Facilities Condition Analysis

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Belrose Office Building Site - Site #9831
Description: Damaged paving in parking area.



Belrose Office Building Site - Site #9831
Description: Non-ADA compliant route from bus stop to building.



Belrose Office Building Site - Site #9831
Description: Non-code compliant landing at door.



Belrose Office Building - Building #0286
Description: Exterior of the building.



Belrose Office Building - Building #0286
Description: View of the Lobby area.



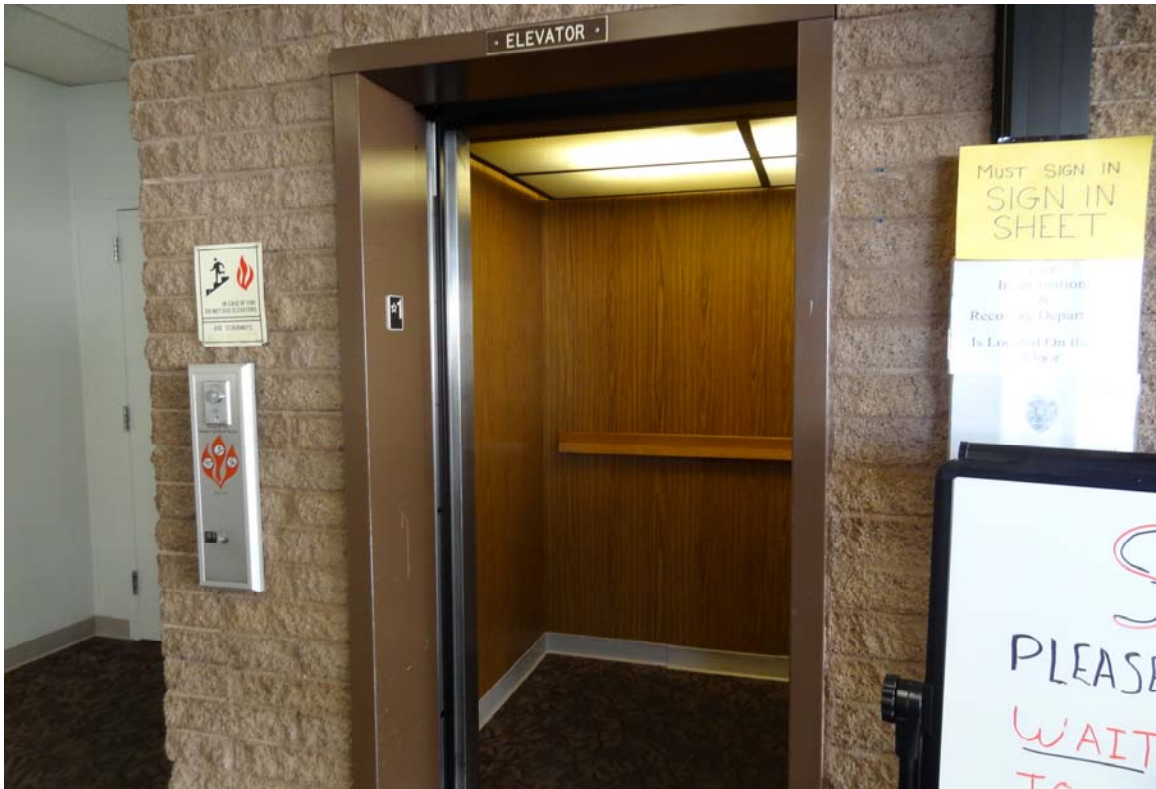
Belrose Office Building - Building #0286
Description: Typical exit corridor at lower level.



Belrose Office Building - Building #0286
Description: View of the roof and equipment.



Belrose Office Building - Building #0286
Description: Janitor's closet in need of repairs.



Belrose Office Building - Building #0286
Description: Elevator in need of upgrades.



Belrose Office Building - Building #0286
Description: Typical interior office space.