

State of Nevada  
Department of Employment, Training & Rehabilitation  
Las Vegas Casual Labor Office  
Facility Condition Analysis

# LAS VEGAS CASUAL LABOR OFFICE

1001 North A Street  
Las Vegas, Nevada 89106

**Site Number: 9833**  
**STATE OF NEVADA PUBLIC WORKS BOARD**  
**FACILITY CONDITION ANALYSIS**



Report Printed in January 2011

State of Nevada  
Department of Employment, Training & Rehabilitation  
Las Vegas Casual Labor Office  
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: 9833

## 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
0257	LAS VEGAS CASUAL LABOR OFFICE 1001 North A Street Las Vegas	2400	1975	5/12/2010	\$97,100	\$82,750	\$36,000	\$215,850	\$660,000	33%
9833	LAS VEGAS CASUAL LABOR SITE 1001 North A Street Las Vegas		0	5/12/2010	\$2,500	\$222,000	\$0	\$224,500		0%
<b>Report Totals.....:</b>		<u>2,400</u>			<u>\$99,600</u>	<u>\$304,750</u>	<u>\$36,000</u>	<u>\$440,350</u>	<u>\$660,000</u>	<b>67%</b>

SPWB Facility Condition Analysis

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LAS VEGAS CASUAL LABOR OFFICE	0257

**LAS VEGAS CASUAL LABOR SITE**

SPWB Facility Condition Analysis - 9833

Survey Date: 5/12/2010

**LAS VEGAS CASUAL LABOR SITE**

**BUILDING REPORT**

The Las Vegas Casual Labor site is located across the street from the Nevada Department of Transportation's yard on North A Street. It has a paved parking area with ADA accessible parking and route of travel to the office. There are some palm trees, shrubs and irrigated turf areas on the site. The pavement is in poor to fair shape and will be addressed with a proposed project in the site report. Some of the large palm trees are causing damage to sidewalks and curbs. The site is fully fenced and in good shape overall.

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

**ADA SIGNAGE** **Project Index #: 9833ADA1**  
**Construction Cost \$2,500**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. 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. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$222,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**ASPHALT PARKING LOT REPLACEMENT** **Project Index #: 9833SIT1**  
**Construction Cost \$180,000**

The asphalt parking lots are failing, with significant alligating, settling and general deterioration observed. The settling on the south side has caused drainage problems with standing water in the middle of the parking lot. This project covers the removal and replacement of the existing asphalt for parking and site access. Striping for safety, parking and loading zones is included in this estimate as well as perimeter curbing and parking curbs as needed. 18,000 square feet was used to generate this estimate.

**CHAIN LINK FENCE REPLACEMENT** **Project Index #: 9833SIT2**  
**Construction Cost \$42,000**

The chain link perimeter fence does not keep vagrants out and has several areas that are in need of repair. This project recommends the installation of a 6 foot high 6 gauge wire perimeter chain link fence around the entire site and two vehicle gates with hardware. A three wire barbed fence is also recommended to be installed along the top of the chain link fence to prevent vagrants from entering the property. The cost estimate includes demolition and disposal of the existing fence.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$2,500</b>
<b>Priority Class 2:</b>	<b>\$222,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>
<b>Grand Total:</b>	<b>\$224,500</b>

LAS VEGAS CASUAL LABOR OFFICE  
SPWB Facility Condition Analysis - 0257  
Survey Date: 5/12/2010

**LAS VEGAS CASUAL LABOR OFFICE  
BUILDING REPORT**

The Las Vegas Casual Labor Office is a wood post and beam structure with a single-ply roofing system on a concrete foundation. The facility contains office space, a unisex ADA accessible restroom for staff, storage, and a day room for clients who are seeking work. There is a Men's and Women's restroom in the day room area which are not ADA accessible. The HVAC system consists of two roof mounted packaged units which were replaced in 2001. The building also has a fire alarm system and is in good shape.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$97,100**  
**Currently Critical** **Immediate to Two Years**

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION** **Project Index #: 0257ADA3**  
**Construction Cost \$4,000**

This building contains a water fountain. The 2006 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain.

**EMPLOYEE ADA RESTROOM REPAIRS** **Project Index #: 0257ADA1**  
**Construction Cost \$500**

The employee ADA restroom does not entirely meet the current accessibility requirements. The sign on the wall adjacent to the door is blocked by chairs. A person must be able to approach within 3 inches of the sign without encountering protruding objects. The clear floor space inside the restroom is blocked by storage items which impede on the required turning radius as well as access to the lavatory. This project provides for removing the chairs and storage items in order to maintain the restroom in a compliant status. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

**EXIT SIGN AND EGRESS LIGHTING INSTALLATION** **Project Index #: 0257SFT2**  
**Construction Cost \$5,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.

**FIRE SUPPRESSION SYSTEM INSTALLATION** **Project Index #: 0257SFT1**  
**Construction Cost \$33,600**

The building is a B occupancy per the 2006 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

**PUBLIC ADA RESTROOM REMODEL** **Project Index #: 0257ADA2**  
**Construction Cost \$50,000**

The Men's and Women's designated ADA restrooms in the Job Seeker Room do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of two unisex accessible restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

**Project Index #: 0257SFT4**

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION**

**Construction Cost \$4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$82,750**

**Necessary - Not Yet Critical Two to Four Years**

**Project Index #: 0257PLM2**

**BACKFLOW PREVENTION**

**Construction Cost \$25,000**

State Health Law (NAC 445A.67185) and the 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 principle 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.

**Project Index #: 0257EXT4**

**EXTERIOR DOOR REPLACEMENT**

**Construction Cost \$3,000**

Two of 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 north and south single door assemblies with new metal doors, frames and hardware. The storefront system on the east elevation has been replaced recently. Removal and disposal of the existing doors is included in this estimate.

**Project Index #: 0257EXT5**

**HVAC STRUCTURE REPLACEMENT**

**Construction Cost \$5,000**

The HVAC units on the roof are surrounded by a wood framed structure. The structure partially protects the equipment from the elements and serves an architectural function by blocking the equipment from view. The wood framing and plywood walls have deteriorated and should be scheduled for replacement. This project would provide for removal and disposal of the existing materials and replacement with a new wood structure.

**Project Index #: 0257ENR2**

**LIGHTING UPGRADE**

**Construction Cost \$6,000**

The lighting fixtures are the older mercury vapor type in the employee office and fluorescent T-12's in the Job Seeker Room which are not energy efficient. This project will upgrade the mercury vapor lamps to current standards and the T-12 lamps to T-8 lamps with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination and HVAC load. Occupancy sensors will be installed in restrooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

**Project Index #: 0257EXT3**

**REPAIR/ REPLACE FASCIA AND SOFFITS**

**Construction Cost \$18,750**

The metal fascia and the soffits around the building are weather beaten, peeling, and are showing signs of considerable wear. This project would provide funding to repair the fascia and soffits. Repairs include: replacing if necessary, sanding, scrapping, priming and painting.



**Project Index #: 0257PLM1**

**Construction Cost \$1,000**

**WATER HEATER REPLACEMENT**

There is a 20 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. The water heater is located in the attic. It cannot be converted to a gas-fired unit due to limited space and access. Removal and disposal of the existing equipment is included in this estimate.

**Project Index #: 0257ENR1**

**Construction Cost \$24,000**

**WINDOW REPLACEMENT**

The windows are original, single pane construction in a metal frame. There is also a clerestory row of plexiglass windows on two sides of the building. These older windows are drafty and not energy efficient. This project recommends replacing all of the windows with dual pane, higher efficiency units. This estimate is for the replacement of 12 glass units and 16 plexiglass units. Removal and disposal of the existing windows is included in this estimate.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$36,000**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0257EXT2**

**Construction Cost \$24,000**

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is 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 6-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0257INT2**

**Construction Cost \$12,000**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 5-6 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): 2,400**  
**Year Constructed: 1975**  
**Exterior Finish 1: 80 % Painted Stucco / EIFS**  
**Exterior Finish 2: 20 % Glass and Aluminum**  
**Number of Levels (Floors): 1      Basement? No**  
**IBC Occupancy Type 1: 100 % B**  
**IBC Occupancy Type 2: %**  
**Construction Type: Wood Post & Beam**  
**IBC Construction Type: V-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$97,100</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$89.94</b>
<b>Priority Class 2:</b>	<b>\$82,750</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$660,000</b>
<b>Priority Class 3:</b>	<b>\$36,000</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$275</b>
<b>Grand Total:</b>	<b>\$215,850</b>	<b>FCNI:</b>	<b>33%</b>

**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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Carson City, Nevada 89701-4263

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(775) 684-4142 facsimile



Las Vegas Casual Labor Office Site - Site #9833  
Description: ADA accessible ramp.



Las Vegas Casual Labor Office Site - Site #9833  
Description: Asphalt paving in need of crack fill and slurry.



Las Vegas Casual Labor Office Site - Site #9833  
Description: Tree causing damage to curb.



Las Vegas Casual Labor Office - Building #0257  
Description: Interior of the office area.



Las Vegas Casual Labor Office Site - Site #9833  
Description: Damaged countertop in day room restroom.



Las Vegas Casual Labor Office Site - Site #9833  
Description: Soffit damage.