

State of Nevada
Department of Administration
Buildings and Grounds
Grant Sawyer State Office
Facility Condition Analysis

GRANT SAWYER STATE OFFICE

555 East Washington Ave.
Las Vegas, Nevada 89101

Site Number: 9835
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report Printed in September 2011

State of Nevada
Department of Administration
Buildings and Grounds
Grant Sawyer State Office
Facility Condition Analysis

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: 9835

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
1680	GRANT SAWYER STATE OFFICE 555 E. Washington Ave. Las Vegas	224000	1995	4/27/2011	\$103,500	\$1,476,400	\$7,840,000	\$9,419,900	\$50,400,000	19%
3099	GRANT SAWYER GARAGE / PUMP HOUSE 555 E. Washington Ave. Las Vegas	2462	1995	4/27/2011	\$0	\$13,560	\$0	\$13,560	\$492,400	3%
9835	GRANT SAWYER OFFICE SITE 555 E. Washington Ave. Las Vegas		0	4/27/2011	\$1,000	\$0	\$310,500	\$311,500		0%
Report Totals.....:		226,462			\$104,500	\$1,489,960	\$8,150,500	\$9,744,960	\$50,892,400	19%

SPWD Facility Condition Analysis

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**GRANT SAWYER OFFICE SITE
BUILDING REPORT**

The Grant Sawyer Office site is located on East Washington Avenue. There are 2 structures on the site along with a large paved parking area for the public and employees. The parking is ADA compliant including route of travel into the main office. The site is served by city water and sewer and has natural gas and electric service by the local provider. There is also an extensive landscape area with paved walkways and an exercise course. There is a new solar array installed at grade along the east side of the site providing supplemental power to the office building.

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

ADA SIGNAGE UPGRADES **Project Index #: 9835ADA1**
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 in accordance with ADA requirements. This project would provide for purchasing and installing a "NO PARKING" sign at one of the loading zones next to the accessible parking space and replacing a "WHEEL CHAIR" sign with a current directional sign on the east elevation of the building. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$310,500**
Long-Term Needs **Four to Ten Years**

SEAL ASPHALT PAVING **Project Index #: 9835SIT1**
Construction Cost \$200,000

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads, parking areas and the maintenance yard. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 400,000 square feet of asphalt area was used to generate this estimate.

EXTERIOR SOLAR SITE LIGHTING UPGRADE **Project Index #: 9835ENR1**
Construction Cost \$110,500

There are approximately seventeen existing light poles around the site. The existing light fixtures are the older high pressure sodium type. These are costly to replace and are not energy efficient. It is recommended to upgrade the fixtures to higher efficiency units with a longer life cycle. This project would provide for the installation of 17 solar powered LED exterior light fixtures.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,000
Priority Class 2:	\$0
Priority Class 3:	\$310,500
Grand Total:	\$311,500

GRANT SAWYER GARAGE / PUMP HOUSE
BUILDING REPORT

The Garage / Pump House is a concrete masonry unit and steel framed structure with a metal roofing system on a concrete foundation. It is located north of the main office building and contains the emergency generator and switchgear, fire sprinkler pumping system, an open parking garage and enclosed storage room. The building is well maintained and in good shape.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$13,560**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

Project Index #: 3099EXT1
Construction Cost \$12,310

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 and caulking of the 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 be scheduled on a cyclical basis to maintain the integrity of the structure.

SUMP PUMP REPLACEMENT

Project Index #: 3099PLM1
Construction Cost \$1,250

The existing sump pump in the Fire Pump Room is undersized and should be scheduled for replacement. The State's property insurance company has recommended a larger pump. This project provides for replacing the existing 1/3 horsepower pump with a 1/2 horsepower pump. Removal and disposal of the existing equipment is included in the estimate.

BUILDING INFORMATION:

Gross Area (square feet): 2,462
Year Constructed: 1995
Exterior Finish 1: 100 % Concrete Masonry U
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 Units & Steel
IBC Construction Type: II-A
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.51
Priority Class 2:	\$13,560	Total Facility Replacement Construction Cost:	\$492,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$13,560	FCNI:	3%

**GRANT SAWYER STATE OFFICE
BUILDING REPORT**

The Grant Sawyer State Office is the primary State office in Las Vegas. The building houses the offices of the Governor, The Gaming Commission, Boxing Commission, Attorney General, and other state agencies. The building was dedicated in February, 1995 and is constructed of concrete and steel with a single-ply roofing system on a concrete foundation. The building is mostly ADA compliant and has a fire alarm and sprinkler system. The HVAC system is a closed loop system consisting of large roof mounted air handlers, chillers, cooling towers and numerous fan coil units throughout the building.

There is also a loading dock and receiving area at the north side of the building for deliveries. The building is well maintained and the exterior tiles have been completely reinstalled.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$103,500**
Currently Critical **Immediate to Two Years**

BOILER ROOM EMERGENCY SHUTOFF INSTALLATION

Project Index #: 1680SFT4
Construction Cost \$2,500

The existing boiler room has no emergency shut off switch as required by code for boilers with a fuel input of greater than 2,500,000 btu/h. Each of these boilers has a maximum input of 3,500,000 btu/h. This project would install a mushroom switch just outside the boiler room door to shut down all power to both boilers in an emergency. It is also recommended to replace the labels on all of the shut off switches in the building including those for the chillers and exhaust fans. The 2006 Uniform Mechanical Code Table 10-3 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 12/08/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2011.

INSTALL SAFETY CAGE ON FIRE PROTECTION RISER

Project Index #: 1680SFT3
Construction Cost \$5,000

The fire riser on the loading dock provides fire suppression to the Gaming Control Board computer room. The riser is exposed to delivery trucks and other vehicles using the loading dock which could damage the equipment. This poses a serious risk to the sensitive and highly secure information with regards to the Gaming Control Board. This project would install bollards and a chain link fence cage around the riser to protect it from impact damage and tampering.

This project or a portion thereof was previously recommended in the FCA report dated 12/08/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2011.

INTERIOR DOOR REPAIRS

Project Index #: 1680SFT8
Construction Cost \$40,000

Numerous locks, closers, weather strips, smoke seals, and magnetic door holders need repair and adjustment. The magnetic door holders and automatic closers are all failing. This compromises the fire protection system in the building and should be addressed immediately. This project provides funding to repair, replace, or adjust door hardware throughout the facility.

This project or a portion thereof was previously recommended in the FCA report dated 12/08/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2011.

Project Index #: 1680SFT1
Construction Cost \$22,500

LOADING DOCK LIFT INSTALLATION

The existing loading dock does not accommodate smaller delivery trucks requiring personnel to lift equipment onto the loading dock. The loading dock is also missing a ramp which would provide for some of the smaller deliveries to be wheeled up. Gaming Commission deliveries must be brought into the building through the building's rear personnel door which poses a security risk. This project would install a powered 6' x 8' loading dock lift and a concrete ramp for smaller deliveries in place of the damaged stairs.

This project or a portion thereof was previously recommended in the FCA report dated 12/08/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2011.

Project Index #: 1680INT3
Construction Cost \$15,000

RELOCATE DATA/ COM EQUIPEMENT

The equipment in the Data/ Com Room on the first floor is subject to damage by leaking water pipes above it and should be relocated. Equipment in Room 1038 includes computer servers, spare computer parts, telephone equipment, data lines and other related items. Above this equipment, near the ceiling are several different types of pipes containing water including fire suppression system pipes, sewer pipes and water supply pipes for the HVAC equipment. All of these water pipes are susceptible to leaking from normal aging or a natural event such as an earthquake. It is recommended to relocate the sensitive data and communications equipment to a different room which does not have water pipes in it. The estimate includes reconnecting all equipment in the new location.

Project Index #: 1680EXT6
Construction Cost \$3,500

ROOF HATCH REPLACEMENT

The roof hatch is original to the building and has reached the end of its useful life. The compression spring operators on this large and heavy hatch do not function properly, the latches and handles are worn and the seals and flashing have deteriorated. A faulty roof hatch is a safety hazard to anyone accessing the roof. This project would provide for removal and disposal of the existing roof hatch and purchase and installation of a new roof hatch.

Project Index #: 1680SFT5
Construction Cost \$15,000

SIGNAGE UPGRADES

The interior of the building is lacking evacuation diagrams and directional signage in most areas. Evacuation plans are required by the National Fire Protection Association for buildings with an occupancy greater than 500. Employees and visitors are often confused by the existing directional signage and labeling of the six story structure. Restrooms, stairs and elevators are difficult to find with the existing lack of signage. This project would provide additional evacuation diagrams throughout the building and a comprehensive upgrade to the directional signage for visitors and employees. This project or a portion thereof was previously recommended in the FCA report dated 12/08/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2011.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$1,476,400

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 1680EXT7
Construction Cost \$3,500

EXTERIOR DOOR REPLACEMENT

The exterior metal door at the loading dock is damaged from age and general wear and tear and has reached the end of its expected life. Carts and hand trucks have caused most of the damage during normal deliveries to the building. This project would provide for the replacement of the door assembly with a new metal door, frame and hardware. Removal and disposal of the existing door is included in this estimate.

Project Index #: 1680EXT2
Construction Cost \$224,000

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 excluding the roof. Included in the cost is power washing the entire building, repairing the tile and grout as needed, priming and painting the stucco and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building finishes are addressed 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 #: 1680HVA2
Construction Cost \$29,900

KITCHEN MAKE-UP AIR UNIT INSTALLATION

The exhaust hoods in the kitchen currently take air from the building and the building is balanced for this exhaust. Changes in building operation require the HVAC system to operate 24 hours a day yet the kitchen closes down over night. This creates an unbalanced air delivery system. This project would install a dedicated make-up air system for the kitchen to compensate for the hoods and rebalance the buildings HVAC system. The estimate is based on a 40,000 CFM make-up air unit.

This project or a portion thereof was previously recommended in the FCA report dated 12/08/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2011.

Project Index #: 1680HVA7
Construction Cost \$35,000

PROVIDE SEPARATE MAIL ROOM HVAC

Mail rooms have become a security issue in recent years and Homeland Security recommends separating mail room HVAC systems from the remainder of the building systems. This project would provide a separate system for the mail room with an emergency shut off switch.

This project or a portion thereof was previously recommended in the FCA report dated 12/08/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2011.

Project Index #: 1680SFT7
Construction Cost \$4,500

REPAIR PARKING LOT LIGHT BASES

Several light poles in the parking lot have deteriorated concrete bases. This project would replace the cap concrete and seal it against weather deterioration.

This project or a portion thereof was previously recommended in the FCA report dated 12/08/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2011.

Project Index #: 1680EXT9
Construction Cost \$600,000

ROOF REPLACEMENT

The roof on this building was in poor condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. Exterior wall tiles have fallen on the roof membrane resulting in a large number of patches in the membrane. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1995. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion thereof was previously recommended in the FCA report dated 12/08/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/27/2011.

Project Index #: 1680SEC1
Construction Cost \$560,000

SECURITY SYSTEM UPGRADE

The site and building security system is outdated and there is at least one area where the system is vulnerable. Since the Gaming Control Board, Governor's Office and other highly secure offices are located here, it is recommended to upgrade the system in the next 2-3 years. This project addresses replacement of the cameras, door sensors and alarms including new digital recording equipment with sufficient storage capacity.

Project Index #: 1680ELE1
Construction Cost \$15,000

VIDEO FEED INSTALLATION

When the Governor holds press conferences here, the press personnel does not have a live video feed to hook up to in the parking lot. They must go to the Governors Office in order to connect their media trucks which creates a crowded room with excess wiring and equipment strewn about. Staff recommended utilizing the existing connection near the loading dock and installing a wireless transmitter there which can be accessed throughout the site. This project would provide for installing a transmitter to send a wireless signal from the Governor's Office to the entire site in order to simplify the coordination of the press conferences.

Project Index #: 1680PLM2

Construction Cost \$4,500

WATER HEATER REPLACEMENT

Three of the four 100 gallon gas-fired water heaters in the boiler room have been replaced recently. The average life span of a water heater is eight to ten years. With the passage of time and constant use, the older unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed. The other three water heaters in the room have been replaced recently, but do not have seismic straps installed. This project includes seismic straps for all four water heaters. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$7,840,000

Long-Term Needs

Four to Ten Years

Project Index #: 1680HVA4

Construction Cost \$6,720,000

HVAC UPGRADE

The HVAC system in the building is approaching the end of its expected life and should be scheduled for replacement. The cooling towers have already been replaced. The boilers, chillers, air handlers, control system, water treatment equipment and piping are all original to the building. Most equipment has an expected life of about 20-25 years. Also, the piping for the HVAC water lines is steel that is crimped at the connections. This type of piping is prone to leaking and should be replaced. The existing system is not energy efficient and has reached the end of its expected and useful life. This project would provide for installation of new HVAC equipment throughout the building and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC equipment and all required connections to utilities.

Project Index #: 1680INT6

Construction Cost \$1,120,000

INTERIOR FINISHES

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4-5 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.

BUILDING INFORMATION:

Gross Area (square feet): 224,000

Year Constructed: 1995

Exterior Finish 1: 90 % Tile

Exterior Finish 2: 10 % Painted Stucco / EIFS

Number of Levels (Floors): 6 Basement? No

IBC Occupancy Type 1: 100 % B

IBC Occupancy Type 2: %

Construction Type: Concrete & Steel

IBC Construction Type: II-A

Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$103,500

Priority Class 2: \$1,476,400

Priority Class 3: \$7,840,000

Grand Total: \$9,419,900

Project Construction Cost per Square Foot: \$42.05

Total Facility Replacement Construction Cost: \$50,400,000

Facility Replacement Cost per Square Foot: \$225

FCNI: 19%

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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Grant Sawyer Office Site - Site #9835
Description: View of the solar array.



Grant Sawyer Office Site - Site #9835
Description: View of the ADA accessible parking.



Grant Sawyer Office Site - Site #9835
Description: View of the site walkways.



Grant Sawyer Office - Building #1680
Description: Damaged concrete stairs at loading dock.



Grant Sawyer Office - Building #1680
Description: Exterior of the building and loading dock.



Grant Sawyer Office - Building #1680
Description: Interior of the lobby area.



Grant Sawyer Office - Building #1680
Description: View of roof top mechanical equipment.



Grant Sawyer Office - Building #1680
Description: Typical corridor.