

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

# DETR LAS VEGAS OFFICE

2800 East St. Louis  
Las Vegas, Nevada 89104

**Site Number: 9837**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report Printed in August 2013

State of Nevada  
Department of Employment, Training & Rehabilitation  
Department of Employment, Training & Rehabilitation Las Vegas 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: 9837

### 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
2565	DETR LAS VEGAS OFFICE 2800 East. St. Louis Las Vegas	59874	2006	6/5/2013	\$0	\$0	\$478,992	\$478,992	\$17,962,200	3%
9837	DETR LAS VEGAS OFFICE SITE 2800 East. St. Louis Las Vegas		0	6/5/2013	\$0	\$46,300	\$0	\$46,300		0%
<b>Report Totals.....:</b>		<b>59,874</b>			<b>\$0</b>	<b>\$46,300</b>	<b>\$478,992</b>	<b>\$525,292</b>	<b>\$17,962,200</b>	<b>3%</b>

SPWB Facility Condition Analysis

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**DETR LAS VEGAS OFFICE SITE**

SPWB Facility Condition Analysis - 9837

Survey Date: 6/5/2013

**DETR LAS VEGAS OFFICE SITE**

**BUILDING REPORT**

The DETR office site is located on East St. Louis in Las Vegas. It has a large paved parking area for the public including ADA accessible parking, loading, and route of travel into the building's main entrance. There is also a large employee parking area on the west side of the site with gated access which provides a separate entrance into the facility for employees. There is city water and sewer service as well as natural gas and electrical service serving the building. There are backflow prevention devices on the domestic and fire sprinkler supply lines. The remainder of the site is mainly xeriscape with a few shrubs scattered about. The south side of the site has a drainage swale with rip rap.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$46,300**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 9837SIT1**

**CRACK FILL / SEAL ASPHALT PAVING**

**Construction Cost \$46,300**

The existing asphalt concrete paving on site is in good condition. This project would provide for crack filling as needed and sealing and striping the pavement in the next three to four years. This project should be completed on a cyclical basis based on environmental conditions and use.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>
<b>Priority Class 2:</b>	<b>\$46,300</b>
<b>Priority Class 3:</b>	<b>\$0</b>
<b>Grand Total:</b>	<b>\$46,300</b>

**DETR LAS VEGAS OFFICE**

SPWB Facility Condition Analysis - 2565

Survey Date: 6/5/2013

**DETR LAS VEGAS OFFICE  
BUILDING REPORT**

The DETR Office is a concrete and steel framed structure with a single-ply membrane roofing system on a concrete foundation. This building is the main office for the Department of Employment, Training and Rehabilitation activities in the Las Vegas area. There are offices, conference rooms, storage areas, an employee lounge, mechanical room and ADA compliant restrooms on two levels. There is a separate employee entrance to the facility. It is fully sprinklered and has a fire alarm system. The HVAC system is comprised of two boilers, two chillers, two cooling towers which supply fan coils located throughout the facility. The access floors are designed as a plenum which supply the fan coil units.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$478,992**  
**Long-Term Needs** **Four to Ten Years**

**EXTERIOR FINISHES**

**Project Index #: 2565EXT1  
Construction Cost \$179,622**

It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. This project will protect the building envelope and is recommended on a cyclical basis based on environmental conditions.

**INTERIOR FINISHES**

**Project Index #: 2565INT1  
Construction Cost \$299,370**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next four to six years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. 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): 59,874**  
**Year Constructed: 2006**  
**Exterior Finish 1: 75 % Painted Stucco / EIFS**  
**Exterior Finish 2: 25 % Glazing Panels**  
**Number of Levels (Floors): 2      Basement?    No**  
**IBC Occupancy Type 1: 100 % B**  
**IBC Occupancy Type 2: 0 %**  
**Construction Type: Concrete & Steel**  
**IBC Construction Type: II-B**  
**Percent Fire Supressed: 100 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$8.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$17,962,000</b>
<b>Priority Class 3:</b>	<b>\$478,992</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$300</b>
<b>Grand Total:</b>	<b>\$478,992</b>	<b>FCNI:</b>	<b>3%</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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**DETR Las Vegas Office Site – FCA Site #9837**  
**Description: Employee entrance and parking area.**



**DETR Las Vegas Office - FCA Building #2565**  
**Description: Public entrance into the facility.**





DETR Las Vegas Office - FCA Building #2565  
Description: Typical interior office space.



DETR Las Vegas Office - FCA Building #2565  
Description: Access floor vent.