

State of Nevada  
Department of Wildlife  
Laughlin Wildlife Field Office  
Facility Condition Analysis

# LAUGHLIN WILDLIFE FIELD OFFICE

1595 Casino Drive  
Laughlin, Nevada 89029

**Site Number: 9838**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report Printed in November 2012

State of Nevada  
Department of Wildlife  
Laughlin Wildlife Field 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: 9838

### 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
2470	LAUGHLIN WILDLIFE FIELD OFFICE 1595 Casino Drive Laughlin	2700	2004	4/11/2012	\$37,800	\$41,000	\$0	\$78,800	\$742,500	11%
9838	LAUGHLIN WILDLIFE FIELD OFFICE SITE 1595 Casino Drive Laughlin		0	4/11/2012	\$0	\$19,200	\$0	\$19,200		0%
<b>Report Totals.....:</b>		<b>2,700</b>			<b>\$37,800</b>	<b>\$60,200</b>	<b>\$0</b>	<b>\$98,000</b>	<b>\$742,500</b>	<b>13%</b>

SPWD Facility Condition Analysis

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**LAUGHLIN WILDLIFE FIELD OFFICE SITE**

**SPWD Facility Condition Analysis - 9838**

**Survey Date: 4/11/2012**

**LAUGHLIN WILDLIFE FIELD OFFICE SITE**

**BUILDING REPORT**

The Department of Wildlife Field Office is located on about 1-1/2 acres in Laughlin, Nevada. The site has paved public and employee parking including ADA accessible parking and route of travel into the office. The rear of the site is mainly a storage area and is mostly paved. The site is fenced and is served by public utilities, including water and sewer. The site is well maintained.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$19,200**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 9838SIT1**

**Construction Cost \$19,200**

**CRACK FILL & SEAL ASPHALT PAVING**

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 vehicle storage areas. 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. 32,000 square feet of asphalt area was used to generate this estimate.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>
<b>Priority Class 2:</b>	<b>\$19,200</b>
<b>Priority Class 3:</b>	<b>\$0</b>
<b>Grand Total:</b>	<b>\$19,200</b>

**LAUGHLIN WILDLIFE FIELD OFFICE**

SPWD Facility Condition Analysis - 2470

Survey Date: 4/11/2012

**LAUGHLIN WILDLIFE FIELD OFFICE**

**BUILDING REPORT**

The Laughlin Wildlife Field Office building is a concrete masonry unit building with a single-ply roofing system on a concrete foundation. The facility contains a public reception area, restrooms including a unisex ADA compliant restroom for the public and a kitchen/sleeping area for staff. Adjacent to the office space is a large apparatus bay for vehicles and equipment storage. There is a fire alarm system and the HVAC system consists of 2 roof mounted AC units over the apparatus bay and 2 roof mounted packaged heat pump units for the office areas.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$37,800**  
**Currently Critical** **Immediate to Two Years**

**FIRE SUPPRESSION SYSTEM INSTALLATION**

**Project Index #: 2470SFT1**  
**Construction Cost \$37,800**

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 or R-2 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.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$41,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR FINISHES**

**Project Index #: 2470EXT1**  
**Construction Cost \$13,500**

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 of the EIFS 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.

**HVAC EQUIPMENT REPLACEMENT**

**Project Index #: 2470ENR1**  
**Construction Cost \$14,000**

The two HVAC roof top AC units serving the Vehicle Storage Garage are over 20 years old. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of two new HVAC units and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

**INTERIOR FINISHES**

**Project Index #: 2470INT1**  
**Construction Cost \$13,500**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 3-4 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): 2,700  
Year Constructed: 2004  
Exterior Finish 1: 50 % Painted Stucco / EIFS  
Exterior Finish 2: 50 % Painted CMU  
Number of Levels (Floors): 1 Basement? No  
IBC Occupancy Type 1: 70 % B  
IBC Occupancy Type 2: 30 % S-2  
Construction Type: Concrete Masonry Units and wood  
IBC Construction Type: V-B  
Percent Fire Supressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$37,800	Project Construction Cost per Square Foot:	\$29.19
Priority Class 2:	\$41,000	Total Facility Replacement Construction Cost:	\$742,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$78,800	FCNI:	11%

**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	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



Laughlin Wildlife Field Office Site - Site #9838  
Description: Paved parking and public entrance.



Laughlin Wildlife Field Office - Building #2470  
Description: Interior of the office area.





Laughlin Wildlife Field Office - Building #2470  
Description: View of the roof & equipment.



Laughlin Wildlife Field Office - Building #2470  
Description: Interior of the apparatus bay.