

State of Nevada  
Department of Public Safety – Training Division  
DPS Training Facility  
Facility Condition Analysis

# DPS TRAINING FACILITY

2101 Snyder Avenue  
Carson City, Nevada 89701

**Site Number: 9851**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report Printed in December 2011

State of Nevada  
Department of Public Safety – Training Division  
DPS Training Facility  
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: 9851

### 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
0898	DPS TRAINING FACILITY 2101 Snyder Ave. Carson City	11000	1985	12/1/2011	\$4,150	\$118,200	\$165,000	\$287,350	\$3,025,000	9%
9851	DPS TRAINING FACILITY SITE 2101 Snyder Ave. Carson City		0	12/1/2011	\$0	\$33,000	\$2,700	\$35,700		0%
<b>Report Totals.....:</b>		<b>11,000</b>			<b>\$4,150</b>	<b>\$151,200</b>	<b>\$167,700</b>	<b>\$323,050</b>	<b>\$3,025,000</b>	<b>11%</b>

**SPWD Facility Condition Analysis**

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## DPS TRAINING FACILITY SITE BUILDING REPORT

The DPS Training Facility site is located in Southeast Carson City off of Snyder Avenue. There is a large paved parking area with ADA compliant parking spaces and route of travel into the building and some irrigated turf and shrubs around the building. The site is served by city sewer and water with backflow protection and natural gas and electrical service as well. The site also has a fenced and paved impound yard for vehicle storage to the east of the facility. The site is well maintained.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$33,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**RELOCATE IRRIGATION SYSTEM** **Project Index #: 9851ENV1**  
**Construction Cost \$5,000**

The irrigation system is currently wetting the north and south sides of the building and is causing damage to the concrete masonry units (CMU). This may lead to water infiltration into the building. This project would relocate the sprinklers and lawn away from the building and install 36' wide mow strip next to the building along the north and south sides of the building where the lawn abuts the CMU.

This project or a portion thereof was previously recommended in the FCA report dated 09/20/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/01/2011.

**REPLACE DAMAGED CONCRETE WALKWAYS** **Project Index #: 9851SIT3**  
**Construction Cost \$4,000**

The concrete walkways from the parking lot to the main entrance and the concrete walk along the east side of the building are damaged from freeze / thaw cycles and ice melting chemicals. This project would provide for the removal and replacement of the concrete walkway including disposal of the existing concrete. 400 square feet of concrete was used to generate this estimate.

**SLURRY SEAL PAVING** **Project Index #: 9851SIT1**  
**Construction Cost \$24,000**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads and parking areas. Striping is included in this estimate. This project should be scheduled on a 4- 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 40,000 square feet of asphalt area was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/20/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/01/2011.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$2,700**  
**Long-Term Needs** **Four to Ten Years**

**PAINT LIGHT POLES** **Project Index #: 9851SIT4**  
**Construction Cost \$200**

There are two light poles in the parking area that are in need of painting. This project would provide for painting of the two light poles including sanding and prep as required.

**TREE REMOVAL** **Project Index #: 9851SIT2**  
**Construction Cost \$2,500**

There is a large tree on the south side of the building which has shallow roots that may cause damage to the foundation of the building as it continues to grow.

This project would provide for the removal of the tree to prevent damage to the building's foundation.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>
<b>Priority Class 2:</b>	<b>\$33,000</b>
<b>Priority Class 3:</b>	<b>\$2,700</b>
<b>Grand Total:</b>	<b>\$35,700</b>

DPS TRAINING FACILITY

SPWD Facility Condition Analysis - 0898

Survey Date: 12/1/2011

DPS TRAINING FACILITY
BUILDING REPORT

The DPS Training Facility is a concrete masonry unit and wood framed structure with a single-ply roofing system on a concrete foundation.

The Training Division is responsible for the basic law enforcement training and the continuing education of all the Department's peace officers. It provides training programs to raise the level of professionalism for Department employees in order to increase the level of public safety, improve the quality of service the Department provides the public and to provide career enhancement opportunities for all Department peace officers.

It has 10 (2009) roof mounted HVAC package units and has a new (2011) fire alarm and sprinkler system. There are several offices, a break room, storage and copy areas and ADA accessible restrooms in addition to the training rooms. The facility is well maintained.

PRIORITY CLASS 1 PROJECTS Total Construction Cost for Priority 1 Projects: \$4,150
Currently Critical Immediate to Two Years

INSTALL ADA SIGNAGE

Project Index #: 0898ADA1
Construction Cost \$1,500

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 Americans with Disabilities Act Accessibility Guidelines (ADAAG) were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/20/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/01/2011.

INSTALL GFCI OUTLETS

Project Index #: 0898SFT1
Construction Cost \$150

There is one GFCI duplex outlet in a restroom that is broken and two more duplex outlets that need to be GFCI per the 2005 NEC. This project would provide for the installation of three GFCI duplex outlets in the restrooms.

REPAIR ROOF SCUPPER DOWN SPOUTS

Project Index #: 0898EXT4
Construction Cost \$2,500

The existing down spouts at the roof scupper locations terminate right at grade and / or were missing the last section. The current configuration encourages water to pool up beside the building foundation and CMU walls. This project would provide for repair of the existing down spouts and extend all of them to a drywell away from the building.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$118,200

Necessary - Not Yet Critical Two to Four Years

EXTERIOR FINISHES

Project Index #: 0898EXT2
Construction Cost \$55,000

It is important to maintain the finish, weather resistance and appearance of the building. This project includes items to protect the exterior building envelope other than the roof, including painting, staining, or other applied finishes to the CMU, and sealant and gaskets in and around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition.

This project or a portion thereof was previously recommended in the FCA report dated 09/20/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/01/2011.

**Project Index #: 0898EXT1**

**Construction Cost \$5,400**

**REPLACE EXTERIOR DOORS**

The east and west exterior metal doors are damaged from heavy use and the hardware and weather stripping are showing signs of wear.

This project would provide for two new metal door assemblies including hardware. Painting and removal / disposal of existing door assemblies is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/20/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/01/2011.

**Project Index #: 0898ENR1**

**Construction Cost \$57,800**

**REPLACE WINDOWS**

The existing dual pane fixed windows are original to the building and are showing signs of failure. Some of the seals have failed and is allowing moisture in between the glazing panels. These old units are no longer energy efficient and should be scheduled for replacement. This project would provide for 34 new energy efficient dual pane window units including frames. Removal and disposal of the old units are included in this estimate.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$165,000**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0898INT4**

**Construction Cost \$55,000**

**PAINT 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 four to five 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.

This project or a portion thereof was previously recommended in the FCA report dated 09/20/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/01/2011.

**Project Index #: 0898EXT3**

**Construction Cost \$110,000**

**REPLACE ROOF**

The single-ply roof on this building was in good condition at the time of the survey. This existing roof was installed in about 2000. The statewide roofing program estimates the useful life of an average roof at 20 years. The 15 year roof warranty expires at the end of the this time frame. This building should be schedules for replacement in the next nine years to be consistent with the statewide roofing program guidelines and the warranty period.

**BUILDING INFORMATION:**

**Gross Area (square feet): 11,000**  
**Year Constructed: 1985**  
**Exterior Finish 1: 100 % Concrete Masonry U**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 % B**  
**IBC Occupancy Type 2: %**  
**Construction Type: Concrete Masonry Units & Wood**  
**IBC Construction Type: III-A**  
**Percent Fire Supressed: 100 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$4,150</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$26.12</b>
<b>Priority Class 2:</b>	<b>\$118,200</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$3,025,000</b>
<b>Priority Class 3:</b>	<b>\$165,000</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$275</b>
<b>Grand Total:</b>	<b>\$287,350</b>	<b>FCNI:</b>	<b>9%</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 Division and should be utilized as a planning level document.

**REPORT DEVELOPMENT:**

State Public Works Division  
Facilities Condition Analysis

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Carson City, Nevada 89701-4263

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DPS Training Facility Site - Site #9851  
Description: AC paving in need of crack filling and sealing.



DPS Training Facility Site - Site #9851  
Description: Damaged concrete walkway at entrance to building.



DPS Training Facility Site - Site #9851

Description: One location of lawn area recommended for mow strip.



DPS Training Facility Site - Site #9851

Description: Tree recommended for removal, south side of building.



DPS Training Facility - Building #0898  
Description: Exterior of the building.



DPS Training Facility - Building #0898  
Description: Exterior door due for replacement.



DPS Training Facility - Building #0898  
Description: Interior of window / frame in need of upgrade.



DPS Training Facility - Building #0898  
Description: Interior view of reception area.