

State of Nevada  
Department of Motor Vehicles and Public Safety  
Department of Motor Vehicles Office - Reno  
Facility Condition Analysis

# DEPARTMENT OF MOTOR VEHICLES OFFICE-RENO

305 Galletti Way  
Reno, Nevada 89512

**Site Number: 9858**  
**STATE OF NEVADA PUBLIC WORKS BOARD**  
**FACILITY CONDITION ANALYSIS**



Report Printed in June 2009

State of Nevada  
Department of Motor Vehicles and Public Safety  
Department of Motor Vehicles Office - Reno  
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.

**SPWB Facility Condition Analysis**

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Site number: 9858

### 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
2169	RENO DMV INSPECTION STATION 305 Galletti Way Reno	1200	1975	4/1/2009	\$30,450	\$102,300	\$6,000	\$138,750	\$360,000	39%
0272	DEPARTMENT OF MOTOR VEHICLES OFFICE 305 Galletti Way Reno	28800	1975	4/1/2009	\$1,500	\$394,000	\$271,000	\$666,500	\$9,360,000	7%
9858	DEPARTMENT OF MOTOR VEHICLES SITE 305 Galletti Way Reno		0	4/1/2009	\$0	\$1,146,060	\$0	\$1,146,060		0%
<b>Report Totals.....:</b>		<b>30,000</b>			<b>\$31,950</b>	<b>\$1,642,360</b>	<b>\$277,000</b>	<b>\$1,951,310</b>	<b>\$9,720,000</b>	<b>20%</b>



**RENO DMV INSPECTION STATION  
BUILDING REPORT**

The Reno DMV Inspection Station houses the vehicle inspection equipment and services for the Department of Motor Vehicles located at 305 Galletti Way, Reno, Nevada. An emission lab was an addition to the original station in the 1980s. The lab is used to inspect motor vehicles and devices for the control of pollution to comply with any applicable federal or local regulations.

The building is a brick masonry and steel framed structure with a single-ply roofing system on a concrete foundation. There are two exhaust fans and a packaged HVAC system on the roof as well as two small ceiling hung gas fired heating units. The facility is lacking a fire sprinkler and alarm system and is in fair to good shape.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$30,450**  
**Currently Critical** **Immediate to Two Years**

**ADA SIGNAGE**

**Project Index #: 2169ADA1  
Construction Cost \$1,000**

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. The 2006 IBC Chapter 11, ICC/ANSI A117.1 - 2003 and the most current version of the Americans With Disabilities Act Accessible Guidelines (ADAAG) was used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/05/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/01/2009.

**FIRE ALARM SYSTEM INSTALLATION**

**Project Index #: 2169SFT2  
Construction Cost \$8,400**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed and connected to the DMV building alarm system. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2006 Section 7 and the 2006 International Fire Code.

**FIRE SUPPRESSION SYSTEM INSTALLATION**

**Project Index #: 2169SFT1  
Construction Cost \$16,800**

The building is partially 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.

**MOTION SENSOR INSTALLATION**

**Project Index #: 2169SEC2  
Construction Cost \$1,000**

The exterior lights on the building do not have motion sensors. Due to security concerns, it is recommended that motion sensors be installed on the lights. This project would provide for the purchase and installation of motion sensors.

**Project Index #: 2169SFT3**

**PROVIDE CLEARANCE AT ELECTRICAL PANELS**

**Construction Cost \$250**

There are electrical panels in the building which do not have proper clear floor space around them. The 2006 IFC section 605.3 states that, "A working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space." This project would provide funds to relocate the tool boxes and other items currently blocking the working space.

**Project Index #: 2169EXT2**

**SOFFIT REPAIR**

**Construction Cost \$3,000**

The exterior gypsum board soffit under the roof eave is damaged from exposure to moisture and should be scheduled for replacement. This project would provide for removal of the gypsum board soffit and replacement with a more substantial material such as exterior grade plywood or metal to match the metal fascia on the structure.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$102,300**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 2169HVA3**

**EVAPORATIVE COOLER INSTALLATION**

**Construction Cost \$5,000**

The building has no central cooling system and is uncomfortably warm in the summer. It is recommended to install two evaporative coolers in the building to ensure a comfortable work environment. This project would provide for the purchase and installation of two evaporative coolers including all required connections to existing utilities. An allowance for a water supply line is included in this estimate.

**Project Index #: 2169INT2**

**INTERIOR FINISHES**

**Construction Cost \$6,000**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next two to four years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Project Index #: 2169EXT3**

**OVERHEAD DOOR REPLACEMENT**

**Construction Cost \$24,000**

There are four 12'x14' overhead sectional garage doors which are damaged and do not function properly. They are original to the building and should be scheduled for replacement. It is recommended to install coiling doors as opposed to sectional doors due to the limited space. This project would provide for the removal and disposal of the overhead sectional overhead doors and replacement with coiling doors with new motors.

**Project Index #: 2169HVA1**

**REPLACE EXHAUST FANS**

**Construction Cost \$5,000**

The existing exhaust fans that serve the vehicle inspection garage are original equipment and are not providing adequate ventilation. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including connections to utilities.

**Project Index #: 2169INT1**

**REPLACE FLOORING**

**Construction Cost \$6,300**

The VCT (vinyl composite tile) flooring in the office areas is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base.

This project or a portion thereof was previously recommended in the FCA report dated 02/05/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/01/2009.

**SECURITY SYSTEM INSTALLATION**

**Project Index #: 2169SEC1  
Construction Cost \$6,000**

The building does not have a security system. This project recommends motion detection, door switches, access control and related items be installed and interfaced with the fire alarm.  
This project or a portion thereof was previously recommended in the FCA report dated 02/05/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/01/2009.

**VEHICLE EXHAUST EXTRACTION SYSTEM**

**Project Index #: 2169HVA2  
Construction Cost \$50,000**

The vehicle inspection garage has no exhaust extraction system to remove toxic exhaust fumes. In enclosed areas where motor vehicles operate, mechanical ventilation shall be provided per the 2006 IBC 406.6.3 and UMC 502.14. This project would provide for the purchase and installation of a vehicle exhaust extraction system including: hoses, automatic shut off, electrical connections and roof mounted exhaust fans and equipment as provided by manufacturer.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$6,000**

**Long-Term Needs**

**Four to Ten Years**

**EXTERIOR FINISHES**

**Project Index #: 2169EXT1  
Construction Cost \$6,000**

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 are cleaning and sealing the masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

**Gross Area (square feet): 1,200**  
**Year Constructed: 1975**  
**Exterior Finish 1: 100 % Brick Masonry**  
**Exterior Finish 2: 0 %**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 40 % B**  
**IBC Occupancy Type 2: 60 % S-1**  
**Construction Type: Brick Masonry, Concrete & Steel**  
**IBC Construction Type: V-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$30,450</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$115.63</b>
<b>Priority Class 2:</b>	<b>\$102,300</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$360,000</b>
<b>Priority Class 3:</b>	<b>\$6,000</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$300</b>
<b>Grand Total:</b>	<b>\$138,750</b>	<b>FCNI:</b>	<b>39%</b>



**DEPARTMENT OF MOTOR VEHICLES OFFICE  
BUILDING REPORT**

The Department of Motor Vehicles Office is a concrete, masonry and steel framed structure with a single-ply roofing system on a concrete foundation. The facility provides motor vehicle licensing and registration services, testing, storage areas, a vending room, break rooms and support offices. There are ADA compliant restrooms, ramps and exits as well as a fire sprinkler and alarm system. The HVAC system consists of 8 roof top packaged units and one ceiling mounted natural gas heater in the warehouse area. The facility is in good shape.

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

**INSTALL ADA SIGNAGE**

**Project Index #: 0272ADA3**  
**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. The 2006 IBC Chapter 11, ICC/ANSI A117.1 - 2003 and the most current version of the Americans With Disabilities Act Accessible Guidelines (ADAAG) was used as a reference for this project.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$394,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**DUAL LEVEL DRINKING FOUNTAIN REPLACEMENT**

**Project Index #: 0272ADA4**  
**Construction Cost \$4,000**

The existing accessible drinking fountain was installed in 1994. It is worn and damaged from many years of use and should be scheduled for replacement. This project recommends the replacement of the drinking fountain with a new accessible fixed high/ low ADA compliant drinking fountain. The 2006 IBC Chapter 11, ICC/ANSI A117.1 - 2003 and the most current version of the Americans With Disabilities Act Accessible Guidelines (ADAAG) was used as a reference for this project.

**EXTERIOR FINISHES**

**Project Index #: 0272EXT1**  
**Construction Cost \$144,000**

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 are cleaning and sealing the masonry, painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted 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.

This project or a portion thereof was previously recommended in the FCA report dated 02/05/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/01/2009.

**INSTALL ADA RESTROOM FIXTURES**

**Project Index #: 0272ADA1**  
**Construction Cost \$16,500**

The fixtures in the ADA restrooms are worn and damaged from many years of use including the water closets, urinals, lavatories and faucets. The fixtures are 15 years old and should be scheduled for replacement. It is recommended that all fixtures be replaced with new ADA compliant units. This project includes removal and disposal of the existing fixtures and installation of new sensor-activated fixtures. The 2006 IBC Chapter 11, ICC/ANSI A117.1 - 2003 and the most current version of the Americans With Disabilities Act Accessible Guidelines (ADAAG) was used as a reference for this project.

**Project Index #: 0272INT7**  
**Construction Cost \$15,000**

### **INSTALL KITCHENETTE CASEWORK**

The kitchenette and associated cabinets in the employee break room were replaced in this building in 1994. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and counter tops are delaminating and failing. This project recommends the replacement of the existing kitchen counters, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. This estimate includes disposal of the existing materials. Accommodations should be made for ADA accessibility requirements for casework

**Project Index #: 0272INT5**  
**Construction Cost \$144,000**

### **INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next two to three years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Project Index #: 0272EXT4**  
**Construction Cost \$5,000**

### **OVERHEAD DOOR REPLACEMENT**

There is a 10'x10' overhead sectional door which is damaged and does not function properly. It is original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead sectional door and replacement with a motorized overhead sectional door.

**Project Index #: 0272INT6**  
**Construction Cost \$17,500**

### **REFINISH INTERIOR WOOD DOORS**

The interior hardwood doors were installed in 1994. They are showing signs of wear and tear and are beginning to lose their finish. This project would provide for refinishing the doors including sanding and / or painting. This estimate is for refinishing 35 doors.

**Project Index #: 0272EXT3**  
**Construction Cost \$45,000**

### **STOREFRONT SYSTEM REPLACEMENT**

There are three sets of exterior aluminum entrance storefront systems that appear to be original to the building. They are damaged from age and general wear and tear and are a constant maintenance problem. This project would provide for the replacement and installation of three new exterior aluminum entrance storefront systems including hardware. Removal and disposal of the existing storefronts is included in this estimate.

**Project Index #: 0272PLM1**  
**Construction Cost \$3,000**

### **WATER HEATER REPLACEMENT**

There is a 50 gallon gas-fired 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. The 50 gallon capacity of the existing water heater is not sufficient for the demands of the building. It is recommended that the water heater be upgraded to a 75 gallon gas-fired water heater.

### **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$271,000**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0272HVA2**  
**Construction Cost \$96,000**

### **HVAC EQUIPMENT REPLACEMENT**

The eight HVAC roof top units were installed in 1994. During the survey of 2009, no major problems were occurring but the units are reaching the end of their expected service life and should be scheduled for replacement. This project would provide for the purchase and installation of eight new HVAC packaged 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.

**Project Index #: 0272INT2**  
**Construction Cost \$175,000**

**INSTALL ERGONOMICAL COUNTERS**

The existing public counter space does not adequately meet the needs of customers or staff. This project recommends removing the existing work area counters and installing a modular, ergonomically friendly system which meets the current needs of staff and is movable for future innovations in customer service. A similar counter style has been installed in the DMV Express offices in Reno and Sparks and have been well received. Costs for this project were developed from the Express offices project. Additional costs are included to remove the casework in the public lobby and waiting areas. This project or a portion thereof was previously recommended in the FCA report dated 02/05/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/01/2009.

**BUILDING INFORMATION:**

**Gross Area (square feet): 28,800**  
**Year Constructed: 1975**  
**Exterior Finish 1: 80 % Brick Masonry**  
**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: Concrete, Masonry & Steel**  
**IBC Construction Type: II-B**  
**Percent Fire Supressed: 100 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$1,500</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$23.14</b>
<b>Priority Class 2:</b>	<b>\$394,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$9,360,000</b>
<b>Priority Class 3:</b>	<b>\$271,000</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$325</b>
<b>Grand Total:</b>	<b>\$666,500</b>	<b>FCNI:</b>	<b>7%</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	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



Department of Motor Vehicles Office - Site #9858  
Description: Alligator cracking in pavement.



Department of Motor Vehicles Office - Site #9858  
Description: Damaged wheel stop.





Department of Motor Vehicles Office - Site #9858  
Description: Cracking in paved parking area.



Reno DMV Inspection Station - Building #2169  
Description: Exterior of the structure.



Reno DMV Inspection Station - Building #2169  
Description: Interior of the office area.



Reno DMV Inspection Station - Building #2169  
Description: Damaged exterior gypsum board soffit.





**DMV Reno Office - Building #0272**  
Description: Exterior of the structure and ADA accessible parking area.



**DMV Reno Office - Building #0272**  
Description: Roof and roof top HVAC equipment.



DMV Reno Office - Building #0272  
Description: Typical interior wood door in need of refinishing.



DMV Reno Office - Building #0272  
Description: Exterior door in need of replacement.