

State of Nevada
Department of Motor Vehicles
Field Services Division
Facility Condition Analysis

DMV RENO

305 Galletti Way
Reno, Nevada 89512

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



Report Printed in March 2017

State of Nevada
Department of Motor Vehicles
Field Services Division
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.128. 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 the 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: 9858

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
2169	DMV RENO INSPECTION STATION 305 Galletti Way Reno	1200	1975	3/6/2017	\$53,275	\$249,200	\$43,000	\$345,475	\$480,000	72%
0272	DMV RENO OFFICE 305 Galletti Way Reno	28800	1975	3/6/2017	\$418,000	\$3,883,100	\$1,212,000	\$5,513,100	\$11,520,000	48%
9858	DMV RENO SITE 305 Galletti Way Reno		0	3/6/2017	\$117,500	\$3,280,400	\$0	\$3,397,900		0%
Report Totals.....:		30,000			\$588,775	\$7,412,700	\$1,255,000	\$9,256,475	\$12,000,000	77%

Acronyms List

Acronym	Definition
<i>Building Codes, Laws, Regulations and Guidelines</i>	
AWWA	American Water Works Association
IBC	International Building Code
ICC	International Code Council
IEBC	International Existing Building Code
IECC	International Energy Conservation Code
IFC	International Fire Code
IFGC	International Fuel Gas Code
IRC	International Residential Code
NFPA	National Fire Protection Association
NEC	National Electrical Code
OSHA	Occupational Safety and Health Administration
SAD	Standards for Accessible Design
SMACNA	Sheet Metal and Air Conditioning Contractors National Association
UMC	Uniform Mechanical Code
UPC	Uniform Plumbing Code
<i>State of Nevada</i>	
CIP	Capital Improvement Project
FCA	Facility Condition Analysis
FCNI	Facility Condition Needs Index
FRC	Facility Replacement Cost
NAC	Nevada Administrative Code
NDEP	Nevada Department of Environmental Protection
NRS	Nevada Revised Statutes
SFM	State Fire Marshal
SHPO	State Historic Preservation Office
SPWD	State Public Works Division
<i>Miscellaneous</i>	
DDC	Direct Digital Controls
FRP	Fiberglass Reinforced Plastic
GFCI	Ground Fault Circuit Interrupter
LED	Light Emitting Diode
PRV	Pressure Regulating Valve
TDD	Telecommunications Device for the Deaf
VCT	Vinyl Composite Tile

This is a generic acronym list of commonly used terms in the construction industry. Some or all of these acronyms are used throughout the report.

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DMV RENO SITE

SPWD Facility Condition Analysis - 9858

Survey Date: 3/6/2017

DMV RENO SITE**BUILDING REPORT**

The Department of Motor Vehicles site is located off of Galletti Way in Reno. The site consists of a main office building, inspection station and a parking area for employees and the public. There are ADA accessible parking spaces and ramps which provide access for the public as well as the employees.

There are approximately 217 parking spaces including 8 ADA designated spaces and 4 motorcycle spaces. The maximum occupancy of the building is 500. At the time of the survey, there were 144 employees that work at this location and an average of 300 customers at any given time trying to access the building. On Saturday mornings, there are more than 450 customers in line at opening requiring a one out one in crowd control measure. The current number of parking spaces and occupancy of the building is woefully insufficient.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$117,500****Currently Critical****Immediate to Two Years****ADA PARKING SPACE UPGRADES****Project Index #: 9858ADA1****Construction Cost \$82,500**

The ADA provides for accessibility to sites and services for people with physical limitations. The existing ADA parking spaces are no longer compliant and there are not enough of them. Based on the total number of parking spaces at this facility, 11 concrete parking spaces are necessary to comply with ADA requirements. This project would provide for 11 concrete ADA parking spaces and walkways to the existing sidewalk. This will require regrading, installing P.C. concrete, striping, signage and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

BACKFLOW PREVENTION**Project Index #: 9858PLM1****Construction Cost \$35,000**

NAC 445A.67185 and the UPC Section 603 require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, storage and irrigation systems, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of backsiphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and at appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$3,280,400****Necessary - Not Yet Critical****Two to Four Years****ASPHALT PAVING REPLACEMENT****Project Index #: 9858SIT1****Construction Cost \$2,916,000**

The existing public and employee asphalt paved parking areas are in poor condition. There are numerous asphalt patches, alligator cracking and it has been overlaid to the extent that paving is level with the curbs in some areas causing problems with the drainage. The existing parking spaces provided are at their maximum capacity. This project would provide for the redesign of the parking area to address drainage and overcrowding, removal of the existing landscaped areas, asphalt paving and base as required and installation of new Type II base and valley gutters, 4" of new asphalt paving, striping, and wheel stops. 202,500 square feet was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/01/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2017.

EXTERIOR LIGHTING REPLACEMENT

Project Index #: 9858ENR1

Construction Cost \$18,000

The 6 perimeter light poles around the site have a total of 12 light fixtures. These fixtures are metal halide and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures, using existing wiring.

EXTERIOR OUTLET REPLACEMENT

Project Index #: 9858ELE1

Construction Cost \$400

There is an electrical outlet on the exterior light pole that is broken and does not meet code. This outlet box, cover and GFCI should be changed to comply with NEC 2011. This project would provide for the purchase and installation of one GFCI duplex outlet with a weatherproof box and cover.

EXTERIOR SIGNAGE

Project Index #: 9858SIT4

Construction Cost \$150,000

The current site identification and directional signage is in poor condition and does not provide adequate directions for the general public. This project would provide funding for new signage throughout the site including site identification, building identification, directional traffic signage and directional pedestrian signage. Where applicable, signage shall comply with ADA regulations including mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish regulations. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

FENCE INSTALLATION

Project Index #: 9858SIT2

Construction Cost \$96,000

The east side of the property bordering Galletti Way does not have a fence. There have been numerous issues with the public who are not doing business at the DMV offices trespassing on the site and parking and chaining their bikes to the ADA accessible handrails. This project would provide for the installation of a security fence and an electric entrance gate along Galletti Way to deter this activity. This estimate is for 1,600 linear feet of fence at \$35 a linear foot and an electric gate. This project should be coordinated with the Asphalt Paving Replacement project.

This project or a portion thereof was previously recommended in the FCA report dated 04/01/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2017.

SIDEWALK AND CURB REPLACEMENT

Project Index #: 9858SIT3

Construction Cost \$100,000

The sidewalks and curbs serving the buildings on this site are deteriorated and failing. In some areas the concrete has heaved and there is settling in other locations. The concrete is pitted and spalling. This project addresses removal and replacement of existing sidewalks and curbs as needed. 10,000SF of 4" thick concrete sidewalk was used for this estimate. NRS 338.180, IBC 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADAAG were used as references for this project.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$117,500
Priority Class 2:	\$3,280,400
Priority Class 3:	\$0
Grand Total:	\$3,397,900

DMV RENO INSPECTION STATION

SPWD Facility Condition Analysis - 2169

Survey Date: 3/6/2017

**DMV RENO INSPECTION STATION
BUILDING REPORT**

The DMV Reno Inspection Station houses the vehicle inspection equipment and services. An emissions lab was an addition to the original station in 1987. The building is a brick masonry and steel framed structure on a concrete slab-on-grade foundation with a single-ply membrane roofing system.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$53,275****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 2169ADA2****Construction Cost \$15,000**

The building does not have an accessible restroom. The existing restroom does not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

ADA SIGNAGE**Project Index #: 2169ADA1****Construction Cost \$1,500**

ADA regulations pertaining to building access, route of travel and restrooms 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. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances, route of travel inside the building and restrooms. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/05/2003 and 04/01/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2017.

FIRE ALARM SYSTEM INSTALLATION**Project Index #: 2169SFT2****Construction Cost \$4,800**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2009 Section 7 and the 2012 IFC.

This project or a portion thereof was previously recommended in the FCA report dated 04/01/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2017.

FIRE SUPPRESSION SYSTEM INSTALLATION**Project Index #: 2169SFT1****Construction Cost \$16,800**

The building is partially a B occupancy per the 2012 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/01/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2017.

PROVIDE CLEARANCE AT ELECTRICAL PANELS

Project Index #: 2169SFT3
Construction Cost \$250

There are electrical panels in the building which do not have proper clear floor space around them. The 2012 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/01/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2017.

SOFFIT REPAIR

Project Index #: 2169EXT2
Construction Cost \$14,925

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.

This project or a portion thereof was previously recommended in the FCA report dated 04/01/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2017.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$249,200

Necessary - Not Yet Critical

Two to Four Years

ELECTRICAL AND COMMUNICATIONS UPGRADE

Project Index #: 2169ELE1
Construction Cost \$30,000

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

EXIT SIGN AND EGRESS LIGHTING

Project Index #: 2169SFT4
Construction Cost \$6,000

The building does not have emergency egress lighting and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC 2012 Chapter 10 was referenced for this project.

EXTERIOR DOOR REPLACEMENT

Project Index #: 2169EXT4
Construction Cost \$6,000

The exterior metal doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the 6 door assemblies with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

EXTERIOR FINISHES

Project Index #: 2169EXT1
Construction Cost \$12,000

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 excluding the roof. Included in the cost are cleaning and sealing the brick 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 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 04/01/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2017.

EXTERIOR LIGHTING REPLACEMENT

Project Index #: 2169ENR1
Construction Cost \$6,000

The building has perimeter lighting on the exterior of the building, but the light fixtures are old, failing and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures, using existing wiring.

GUTTER REPLACEMENT

Project Index #: 2169EXT5
Construction Cost \$9,000

The existing gutter on the Reno DMV Inspection Station eave has numerous joints that have proven impossible to seal against leaks. The leaking gutters will cause premature deterioration to the building finishes and the site hardscape. This project would replace the existing segmented gutter with seamless gutter.

HVAC EQUIPMENT REPLACEMENT

Project Index #: 2169HVA4
Construction Cost \$30,000

The packaged unit, swamp cooler and heat pump systems were installed in 1994. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of one new packaged unit, new ductwork, grills, air balancing, DDC and cleaning of the existing duct work. This project includes removal and disposal of the existing equipment and all required connections to utilities.

INTERIOR FINISHES

Project Index #: 2169INT2
Construction Cost \$12,000

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/01/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2017.

LIGHTING UPGRADE

Project Index #: 2169ENR0
Construction Cost \$9,600

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

OVERHEAD DOOR REPLACEMENT

Project Index #: 2169EXT3
Construction Cost \$32,000

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.

This project or a portion thereof was previously recommended in the FCA report dated 04/01/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2017.

REPLACE EXHAUST FANS

Project Index #: 2169HVA1
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.

REPLACE FLOORING

Project Index #: 2169INT1
Construction Cost \$3,600

The VCT 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 and 04/01/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2017.

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 should be implemented concurrently with the Video Security System Upgrade project.

This project or a portion thereof was previously recommended in the FCA report dated 02/05/2003 and 04/01/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2017.

VEHICLE EXHAUST EXTRACTION SYSTEM

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

The Reno DMV Inspection Station has an exhaust extraction system that is original and is not providing adequate ventilation. Table 403.7 in the 2012 UMC states that "Auto repair rooms where engines are run shall have exhaust systems that directly connect to the engine exhaust and prevent escape of fumes". 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 the manufacturer.

This project or a portion thereof was previously recommended in the FCA report dated 04/01/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2017.

WATER HEATER REPLACEMENT

Project Index #: 2169PLM1
Construction Cost \$1,000

There is a 15 gallon electric 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. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

WINDOW REPLACEMENT

Project Index #: 2169EXT6
Construction Cost \$6,000

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 4 units. Removal and disposal of the existing windows is included in this estimate.

WIRING CLEANUP

Project Index #: 2169ELE2
Construction Cost \$25,000

The wiring on the roof from the Reno DMV building is daisy chained to the roof of the Reno DMV Inspection Station without using the proper electrical equipment. This project would disconnect the wires from the Reno DMV Inspection Station and re-run the wires through the proper roofing boots, conduits, eye bolts and weather heads. This project would provide for the wiring to be run per NEC 2011.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$43,000

Long-Term Needs

Four to Ten Years

ROOF REPLACEMENT

Project Index #: 2169EXT7
Construction Cost \$18,000

The roof on this building was in fair 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. 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 2007. It is recommended that this building be re-roofed in the next 9-10 years to be consistent with the roofing program and the end of the warranty period.

Project Index #: 2169SEC3
Construction Cost \$25,000

VIDEO SECURITY SYSTEM UPGRADE

The video security system for the building and the site is outdated and should be scheduled for immediate replacement. The system is over ten years old and it is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. Due to the security level of the facility is imperative that a new system is installed for the safety of the staff, clients and the public. This project addresses replacement of the cameras, conduit and wiring throughout the facility with all digital equipment as well as sufficient storage capacity. This project should be implemented concurrently with the Security System Installation project.

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 Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$53,275	Project Construction Cost per Square Foot:	\$287.90
Priority Class 2:	\$249,200	Total Facility Replacement Construction Cost:	\$480,000
Priority Class 3:	\$43,000	Facility Replacement Cost per Square Foot:	\$400
Grand Total:	\$345,475	FCNI:	72%

DMV RENO OFFICE

SPWD Facility Condition Analysis - 0272

Survey Date: 3/6/2017

DMV RENO OFFICE**BUILDING REPORT**

The Department of Motor Vehicles Office is a concrete, masonry and steel framed structure on a concrete slab-on-grade foundation with a single-ply roofing system. 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.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$418,000****Currently Critical****Immediate to Two Years****ADA SIGNAGE****Project Index #: 0272ADA3****Construction Cost \$3,000**

ADA regulations pertaining to building access, route of travel and restrooms have 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. This project would provide funding for the purchase and installation of ADA signage including directional signage from parking to accessible building entrances, route of travel inside the building and restrooms. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/01/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2017.

EXTERIOR HANDRAIL REPLACEMENT**Project Index #: 0272ADA5****Construction Cost \$80,000**

The handrails around the sidewalks are older, are rusting at their bases and are not safe. The gripping surfaces are incorrect and they are not continuous from the top to the bottom landings. This project recommends the installation of new handrails at the sidewalks and for the proper returns and supports to be installed. Removal and disposal of the existing handrails is included in this estimate. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

FIRE SUPPRESSION OBSTRUCTION INVESTIGATION**Project Index #: 0272SFT4****Construction Cost \$9,000**

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention. An inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

PANIC HARDWARE IN ELECTRICAL ROOMS**Project Index #: 0272ELE4****Construction Cost \$3,000**

The electrical room with the uninterruptable power supply contains equipment that meets or exceeds 1,200 amps. It is recommended per the 2012 IBC 1008.1.10 that panic and fire exit hardware be installed. This equipment was not required at the time of the 2007 remodel, but is suggested in this report as an increased safety measure. It is recommended that this project be completed within 1-2 years. The estimate is based on three doors that require panic hardware.

Project Index #: 0272ADA6

Construction Cost \$120,000

RAMP MODIFICATIONS

In order to comply with current ADA requirements, modifications will be necessary for the ADA ramps and stairs on the east and west sides of the building. The standards for a ramp require a 36" clear space. Currently, the handrails encroach on this clearance and reduce the clear space to less than 32". The concrete on the stairs and the ramp is deteriorating and the steel poles are rusting at their bases. Exposure to the elements is a contributing factor. This project recommends replacing the steel handrails to comply with ADA guidelines, repairing the concrete on the ramp, and replacing the concrete stairs. The 2012 IBC, ICC/ANSI A117.1 -2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

Project Index #: 0272ADA1

Construction Cost \$200,000

RESTROOM REMODELS

The building does not have an accessible restroom. The existing restroom does not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms per ADA regulations. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/01/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2017.

Project Index #: 0272PLM1

Construction Cost \$3,000

WATER HEATER REPLACEMENT

There is a 50 gallon gas-fired water heater in the building that was installed in 1996. 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 year. 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/01/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2017.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$3,883,100

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0272HVA3

Construction Cost \$15,000

AIR CONDITIONER INSTALLATION

The server rooms are not sufficiently cooled by the existing HVAC system. If the rooms are too warm, the computer equipment will prematurely age and may fail due to overheating. It is recommended to install air conditioning systems in the rooms to ensure that the temperature is properly regulated. This project would provide for the purchase and installation of three air conditioners including all required connections to existing utilities.

Project Index #: 0272INT7

Construction Cost \$15,000

BREAK ROOM REMODEL

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 countertops are delaminating and failing. This project recommends the replacement of the existing countertops, 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. NRS 338.180, IBC -2012, ICC/ANSI A117.1 -2009 and the most current version of the ADA Standards for Accessible Design should be incorporated into the design and attention to providing an accessible sink is recommended. This estimate includes removal and disposal of the existing materials.

This project or a portion thereof was previously recommended in the FCA report dated 04/01/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2017.

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 2012 IBC Chapter 11, ICC/ANSI A117.1 - 2009 and the most current version of the ADAAG was used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/01/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2017.

ELECTRICAL AND COMMUNICATIONS UPGRADE

Project Index #: 0272ELE2

Construction Cost \$720,000

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

EXTERIOR DOOR REPLACEMENT

Project Index #: 0272EXT6

Construction Cost \$33,000

The exterior metal doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of eleven exterior door assemblies with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

EXTERIOR FINISHES

Project Index #: 0272EXT1

Construction Cost \$288,000

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 where necessary 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 and 04/01/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2017.

EXTERIOR LIGHTING

Project Index #: 0272ENR2

Construction Cost \$28,500

The building has perimeter lighting on the exterior of the building, but the light fixtures are old, failing and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures, using existing wiring.

FLOORING REPLACEMENT

Project Index #: 0272INT8

Construction Cost \$230,400

The VCT, sheet vinyl and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 2-3 years.

HVAC EQUIPMENT REPLACEMENT

Project Index #: 0272HVA4

Construction Cost \$720,000

The eight HVAC roof top units and ceiling mounted warehouse heater were installed in 1994. 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, one new ceiling mounted heater, balancing, DDC system 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/01/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2017.

INTERCOM AND PUBLIC ADDRESS SYSTEM INSTALLATION

Project Index #: 0272ELE3
Construction Cost \$75,000

There is no intercom or public address system for this building. This are a large amount of people in the building at any given time and communications are minimal at best. It is important for the employees to be able to communicate with each other quickly as well as address the customers in order to have a safe working environment. This project would provide for the purchase and installation of an intercom and public address system that would work in concert with the other recommended security system upgrade projects.

INTERIOR DOOR REPLACEMENT

Project Index #: 0272INT9
Construction Cost \$40,000

The interior doors in this building are hollow core units and most are damaged. This project would provide for the installation of new solid core interior doors including frames, lever action door handles, hardware and paint. Removal and disposal of the existing doors is included in this cost estimate. A total of 40 interior doors was used in this estimate.

INTERIOR FINISHES

Project Index #: 0272INT5
Construction Cost \$288,000

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/01/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2017.

INTERIOR SIGNAGE

Project Index #: 0272INT10
Construction Cost \$80,000

The current identification and directional signage in the building is in poor condition and does not provide adequate directions for the general public. This project would provide funding for new signage throughout the site including program identification and customer circulation signage. Where applicable, signage shall comply with ADA regulations including mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish regulations. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

LIGHTING UPGRADE

Project Index #: 0272ENR1
Construction Cost \$230,400

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. A complete removal of the existing system and replacement with LED fixtures is recommended including a lighting control system and occupancy sensors.

OVERHEAD DOOR REPLACEMENT

Project Index #: 0272EXT4
Construction Cost \$7,000

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.

This project or a portion thereof was previously recommended in the FCA report dated 04/01/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2017.

PLUMBING REPLACEMENT

Project Index #: 0272PLM2
Construction Cost \$720,000

The sanitary wastewater and galvanized plumbing systems are showing signs of deterioration. Due to this deterioration, the systems are not working to their full potential. The galvanized lines are rusting from the inside and the sanitary wastewater lines are deteriorated. The lines are original to the site and are in poor condition. The hard water is a contributing factor to this deterioration. Deposits within the pipes have caused restriction, and have slowed the water flow. This project would provide for the complete replacement of the sanitary sewer and galvanized piping system.

SECURITY SYSTEM INSTALLATION

Project Index #: 0272SEC2

Construction Cost \$144,000

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 should be implemented concurrently with the Video Security System Upgrade project.

SPRINKLER HEAD REPLACEMENT

Project Index #: 0272SFT5

Construction Cost \$4,800

The existing fire suppression sprinkler heads are an older style and are located at the exterior of the building. They are rusted and do not comply with NFPA 25. This project recommends that all of the exterior fire suppression sprinkler heads be removed and replaced with new sprinkler heads.

WINDOW REPLACEMENT

Project Index #: 0272EXT8

Construction Cost \$240,000

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 160 units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$1,212,000

Long-Term Needs

Four to Ten Years

ASBESTOS ABATEMENT/ ENVIRONMENTAL

Project Index #: 0272ENR3

Construction Cost \$30,000

The building has asbestos and environmental concerns in the floor tile mastic and the linoleum. The floor is reaching the end of its useful life expectancy and will need to be removed and remediated per OSHA Standards (29 CFR 1910.1001) and (29 CFR 1926.58). This project would provide for the abatement and remediation of the floor mastic and the linoleum, removal and disposal of the old flooring and the installation of new flooring.

CUSTOMER STATION REPLACEMENT

Project Index #: 0272INT2

Construction Cost \$250,000

The existing customer stations are damaged and deteriorating due to heavy use and age. The customer service counter spaces do not have adequate room to meet the customers and staff's needs. 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. 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 and 04/01/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2017.

EMERGENCY GENERATOR REPLACEMENT

Project Index #: 0272SFT6

Construction Cost \$350,000

The existing emergency generator was installed in 1994 and is approaching the end of its useful life. This project would provide for a new diesel powered 300 KVA generator including a new transfer switch, wiring, concrete pad, fencing and protective bollards. The estimate includes demolition and disposal of the old equipment and materials.

ROOF REPLACEMENT

Project Index #: 0272EXT5

Construction Cost \$432,000

The roof on this building was in fair 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. 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 2007. It is recommended that this building be re-roofed in the next 9-10 years to be consistent with the roofing program and the end of the warranty period.

Project Index #: 0272SEC1
Construction Cost \$150,000

VIDEO SECURITY SYSTEM UPGRADE

The video security system for the building and the site is outdated and should be scheduled for immediate replacement. The system is over ten years old and it is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. Due to the security level of the facility is imperative that a new system is installed for the safety of the staff, clients and the public. This project addresses replacement of the cameras, conduit and wiring throughout the facility with all digital equipment as well as sufficient storage capacity. This project should be implemented concurrently with the Security System Installation project.

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 Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$418,000	Project Construction Cost per Square Foot:	\$191.43
Priority Class 2:	\$3,883,100	Total Facility Replacement Construction Cost:	\$11,520,000
Priority Class 3:	\$1,212,000	Facility Replacement Cost per Square Foot:	\$400
Grand Total:	\$5,513,100	FCNI:	48%

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

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 341.128 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



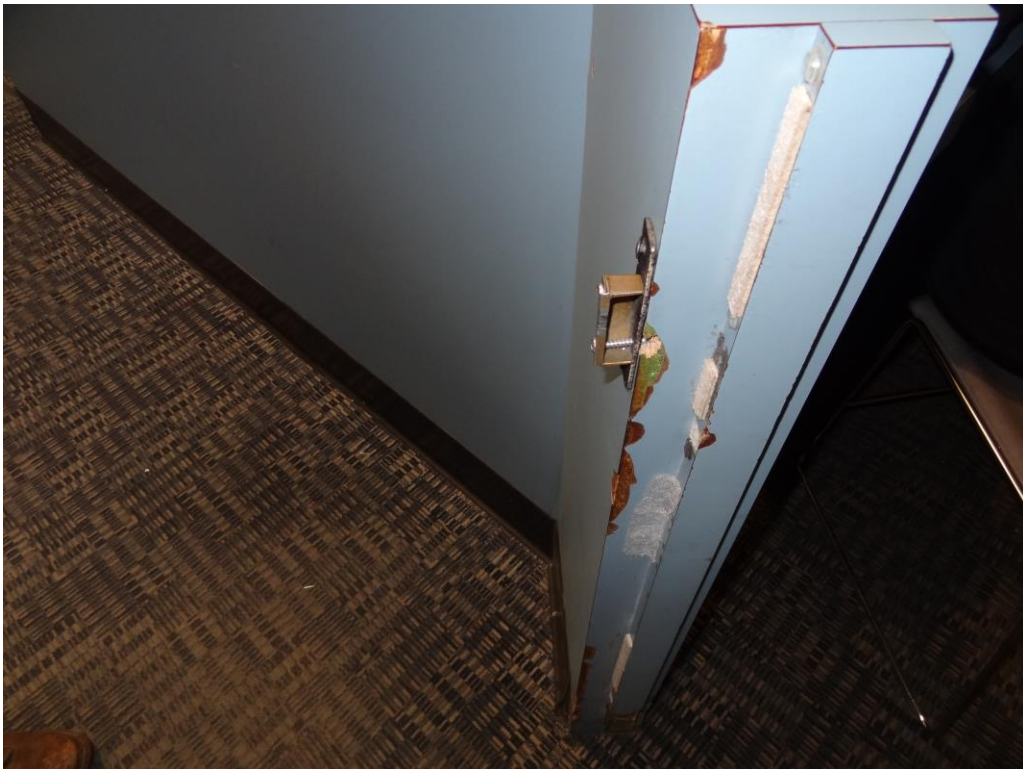
DMV Reno Office - Building #0272
Description: Exterior elevation.



DMV Reno Office - Building #0272
Description: Carpet repaired with duct tape and due for replacement.



DMV Reno Office - Building #0272
Description: Typical damaged casework at customer stations.



DMV Reno Office - Building #0272
Description: Typical damaged casework at customer stations.



DMV Reno Office - Building #0272
Description: Typical worn and damaged restrooms.



DMV Reno Office - Building #0272
Description: 21 year old water heater.



DMV Reno Office - Building #0272
Description: 23 year old rooftop HVAC equipment.



DMV Reno Office - Building #0272
Description: Worn and damaged doors.



DMV Reno Office - Building #0272
Description: Worn and damaged doors.



Reno DMV Site - Site #9858
Description: Cracked concrete and asphalt at entrance.



Reno DMV Site - Site #9858

Description: Cracked concrete and rusted handrails at the east ADA ramp.



Reno DMV Site - Site #9858

Description: Cracked concrete and rusted handrails at the east ADA ramp.



Reno DMV Site - Site #9858

Description: Cracked concrete and rusted handrails at the west ADA ramp.



Reno DMV Site - Site #9858

Description: Cracked asphalt in the parking lot.



Reno DMV Site - Site #9858

Description: Deteriorated concrete curbs along the east ADA path of travel.



Reno DMV Site - Site #9858

Description: Concrete sidewalk that is heaving and cracked.



DMV Reno Inspection Station - Building #2169
Description: Exterior elevation.



DMV Reno Inspection Station - Building #2169
Description: Restroom.



DMV Reno Inspection Station - Building #2169
Description: Damaged flooring.



DMV Reno Inspection Station - Building #2169
Description: 40 year old electrical equipment.



DMV Reno Inspection Station - Building #2169
Description: Damaged exterior finishes.