

State of Nevada
Department of Administration
Public Works Division / Buildings & Grounds Section
Carson City State Offices
Facility Condition Analysis

CARSON CITY STATE OFFICES BUILDING

515 East Musser Street
Carson City, Nevada 89701

Site Number: 9864
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report Printed in August 2012

State of Nevada
Department of Administration
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Carson City State Offices
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: 9864

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
0397	CARSON CITY STATE OFFICES BUILDING 515 E. Musser St. Carson City	42550	1959	1/19/2012	\$15,500	\$1,042,950	\$212,750	\$1,271,200	\$12,765,000	10%
9864	CARSON CITY STATE OFFICES SITE 515 E. Musser St Carson City		1959	1/19/2012	\$0	\$18,000	\$0	\$18,000		0%
3110	STATE OFFICES BUILDING CARPORT 515 E. Musser St. Carson City	1408	0	1/19/2012	\$0	\$0	\$0		\$28,160	
Report Totals.....:		43,958			\$15,500	\$1,060,950	\$212,750	\$1,289,200	\$12,793,160	10%

SPWD Facility Condition Analysis

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CARSON CITY STATE OFFICES SITE	9864	
STATE OFFICES BUILDING CARPORT	3110	No Current Projects
CARSON CITY STATE OFFICES BUILDING	0397	

**CARSON CITY STATE OFFICES BUILDING
BUILDING REPORT**

The Carson City State Offices Building is a reinforced concrete and steel framed structure with a single-ply roofing system on a concrete foundation. It currently provides office space for the Purchasing Division, the Controller's office and the Public Works Division. There are men's and women's restrooms on each of the three floors which are mostly ADA compliant, office space, conference rooms, storage areas, and a basement used for storage. The HVAC system is a closed loop system with a chiller, cooling tower, boilers and fan coils scattered throughout the floors. There is also some specialty cooling equipment for the Controller's computer room which was upgraded in 2011. The facility has a fire alarm and sprinkler system and is well maintained.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$15,500**
Currently Critical **Immediate to Two Years**

ADA ACCESSIBLE COUNTERS

Project Index #: 0397ADA3
Construction Cost \$2,000

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The front offices on the 2nd and 3rd floors have a service counter for the public to approach which does not meet current codes. Section 7.2 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that the counter must have a portion which is at least 36" in length with a maximum height of 36" above the finish floor. This project will provide an accessible counter space on the 2nd and 3rd floor in accordance with this requirement. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

ADA SIGNAGE

Project Index #: 0397ADA2
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 the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Project Index #: 0397ADA1
Construction Cost \$12,000

This building contains water fountains on each floor that are not accessible. The 2006 IBC Section 1109.5 states that on each floor, "No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with the requirements for people who use a wheelchair and one drinking fountain shall comply with the requirements for standing persons." This project would provide funding for the purchase and installation of three new accessible fixed high/ low ADA drinking fountains to be installed on the 1st, 2nd and 3rd floors. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$1,042,950

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0397EXT2

Construction Cost \$212,750

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0397INT6

Construction Cost \$5,600

JANITORS CLOSET REPAIRS

The mop sinks in the Janitors Closets are mounted adjacent to gypsum board and are showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish. Typical of four Janitors Closets.

Project Index #: 0397PLM1

Construction Cost \$3,000

WATER HEATER REPLACEMENT

There is a 98 gallon gas-fired water heater in the basement that was installed in 2004. 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 3-4 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 0397ENR1

Construction Cost \$821,600

WINDOW REPLACEMENT

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 including frames. This estimate is for the replacement of 10,270 square feet of glazing and associated frames. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$212,750

Long-Term Needs

Four to Ten Years

Project Index #: 0397INT5

Construction Cost \$212,750

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 42,550
Year Constructed: 1959
Exterior Finish 1: 60 % Painted Concrete
Exterior Finish 2: 40 % Glazing Panels
Number of Levels (Floors): 3 Basement? Yes
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Concrete & Steel
IBC Construction Type: III-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$15,500	Project Construction Cost per Square Foot:	\$29.88
Priority Class 2:	\$1,042,950	Total Facility Replacement Construction Cost:	\$12,765,000
Priority Class 3:	\$212,750	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$1,271,200	FCNI:	10%

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

515 E. Musser Street, Suite 102
Carson City, Nevada 89701-4263

(775) 684-4141 voice
(775) 684-4142 facsimile



Carson City State Offices Site - Site #9864
Description: Paving in need of repair.



Carson City State Offices Site - Site #9864
Description: Dumpster area paving / concrete damage.



Carson City State Offices Site - Site #9864
Description: View of the east parking area.



Carson City State Offices - Building #0397
Description: Public entrance.



Carson City State Offices - Building #0397

Description: New roof mounted cooling equipment over Controller's office.



Carson City State Offices - Building #0397

Description: Penetrations in need of fire caulking.



Carson City State Offices - Building #0397

Description: Lower floor lobby area.



State Offices Carport - Building #3110

Description: Exterior of the carport structure from roof.