State of Nevada
Department of Conservation & Natural Resources
Division of Buildings and Grounds
Richard H. Bryan Building
Facility Condition Analysis

RICHARD H. BRYAN BUILDING

101 South Stewart Street
Carson City, Nevada 89701

Site Number: 9867
STATE OF NEVADA PUBLIC WORKS BOARD
FACILITY CONDITION ANALYSIS

Report Printed in November 2008

State of Nevada
Department of Conservation & Natural Resources
Division of Buildings and Grounds
Richard H. Bryan Building
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.

Site number: 9867

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
2450	RICHARD H. BRYAN BUILDING		120553	2005	11/4/2008	$132,000	$5,000	$1,205,530	$1,342,530	$39,179,725	3%
	901 South Stewart Street	Carson City									
9867	RICHARD H. BRYAN SITE			2005	11/4/2008	$0	$93,750	$18,750	$112,500		0%
	901 South Stewart Street	Carson City									
		Report Totals.....:	**120,553**			**$132,000**	**$98,750**	**$1,224,280**	**$1,455,030**	**$39,179,725**	**4%**

Table of Contents

RICHARD H. BRYAN SITE

BUILDING REPORT

The Richard H. Bryan site is located in Carson City, Nevada.
There is a large office building, generator enclosure structure and paved parking with landscaped islands surrounding the building. The site is ADA compliant and in excellent shape.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $93,750**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 9867SIT1

SLURRY SEAL ASPHALT PAVING - MAIN LOT **Construction Cost $93,750**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the main parking lot. Striping is included in this estimate. It is recommended that this project be implemented in the next 2 to 3 years and should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 125,000 square feet of asphalt area was used to generate this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $18,750**

Long-Term Needs **Four to Ten Years**

Project Index #: 9867SIT2

SLURRY SEAL ASPHALT PAVING - EAST LOT **Construction Cost $18,750**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the East parking lot. Striping is included in this estimate. It is recommended that this project be implemented in the next 4 to 5 years and should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 25,000 square feet of asphalt area was used to generate this estimate.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**
Priority Class 2:	**$93,750**
Priority Class 3:	**$18,750**
Grand Total:	**$112,500**

RICHARD H. BRYAN BUILDING

BUILDING REPORT

The Richard H. Bryan Office Building is a five story steel and concrete framed structure with large glazed openings on a concrete foundation. It contains the main offices for the Department of Conservation and Natural Resources as well as offices for the Department of Business and Industry and the Public Employees Benefit System. There is a small cafeteria on the first floor. The office areas are open with cubicles for individual employees as well as some enclosed offices for department heads. There are conference rooms and ADA accessible restrooms on each floor. The Building's HVAC closed loop system consists of cooling tower, chillers, boilers, and a large rooftop penthouse which contains the air handling equipment.
The facility is in excellent shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $132,000**

Currently Critical **Immediate to Two Years**

Project Index #: 2450EXT2

CONSTRUCT WIND BREAK **Construction Cost $132,000**

The west entrance to the building has automatic sliding doors in an aluminum storefront system. The doors have been damaged and have had operational problems due to strong winds ever since the building was constructed. This project would provide for the installation of a windbreak structure near the west entrance to prevent the wind from damaging the doors. A CIP was requested by the agency for FY 2009 in the amount of $132,000, but it was not known at the time of the survey whether this project would be approved.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $5,000**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 2450HVA1

HVAC ALTERATIONS **Construction Cost $5,000**

The server rooms throughout the building are often overheated which can lead to premature failure of the systems. The rooms are not on a separate HVAC system from the common office areas nearby. This project would provide for alterations to the HVAC system to isolate the server rooms from the common office areas.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $1,205,530**

Long-Term Needs **Four to Ten Years**

Project Index #: 2450EXT1

EXTERIOR FINISHES **Construction Cost $602,765**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and it is also recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2450INT1

INTERIOR FINISHES **Construction Cost $602,765**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next four to five years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet):	**120,553**
Year Constructed:	**2005**
Exterior Finish 1:	**50 % Concrete Panels**
Exterior Finish 2:	**50 % Glazing**
Number of Levels (Floors):	**5 Basement? No**
IBC Occupancy Type 1:	**100 % B**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Concrete & Steel**
IBC Construction Type:	**II-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$132,000**	**Project Construction Cost per Square Foot:**	**$11.14**
Priority Class 2:	**$5,000**	**Total Facility Replacement Construction Cost:**	**$39,180,000**
Priority Class 3:	**$1,205,530**	**Facility Replacement Cost per Square Foot:**	**$325**
Grand Total:	**$1,342,530**	**FCNI:**	**3%**

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.

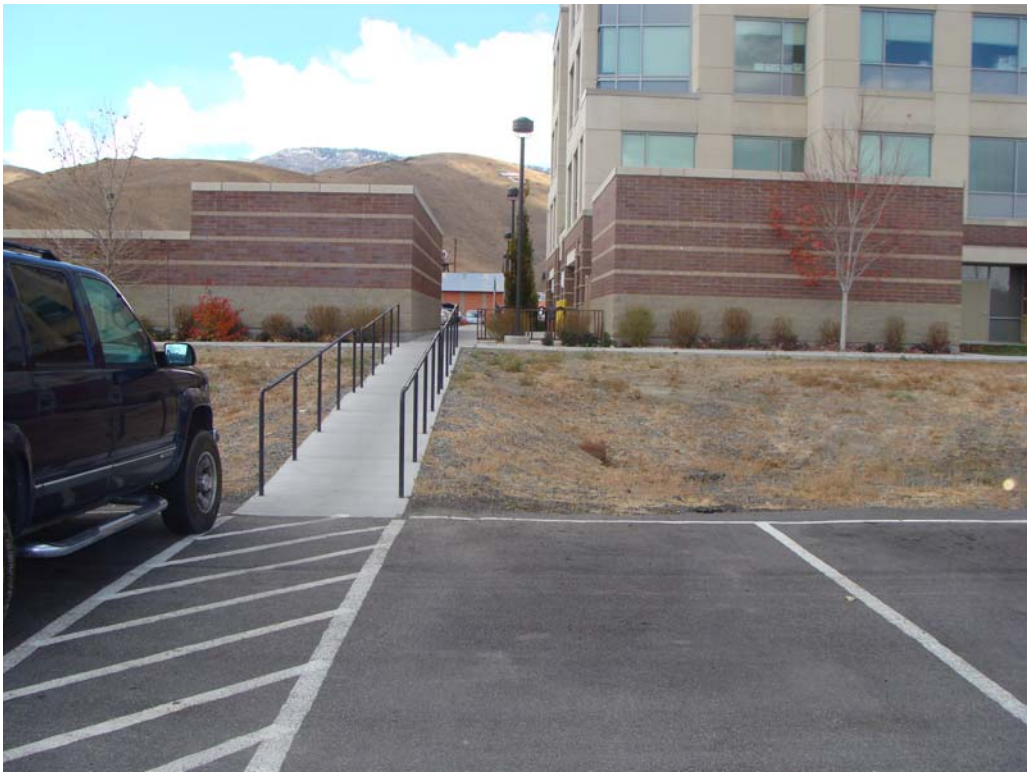
Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

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

Richard H. Bryan Building - Site #9867
Description: Parking lot on north side.



Richard H. Bryan Building - Site #9867
Description: Temporary parking lot and ADA accessible ramp.

Richard H. Bryan Building - Building #2450
Description: Interior of the main entrance lobby.

Richard H. Bryan Building - Building #2450
Description: Generator enclosure structure.

Richard H. Bryan Building - Building #2450
Description: Altered lighting sensor.

Richard H. Bryan Building - Building #2450
Description: Area of roof where ballooning is occurring during wind events.