

State of Nevada
Department of Motor Vehicles
Department of Administration - Buildings & Grounds Section
North Decatur DMV Services Center
Facility Condition Analysis

NORTH DECATUR DMV SERVICES CENTER

7170 North Decatur Road
Las Vegas, Nevada 89084

Site Number: 9869
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report Printed in December 2011

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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: 9869

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
2453	NORTH DECATUR DMV SERVICES CENTER 7170 North Decatur Road Las Vegas	23568	2006	11/1/2011	\$138,500	\$296,670	\$0	\$435,170	\$7,659,600	6%
2454	DMV INSPECTION STATION 7160 North Decatur Road Las Vegas	744	2006	11/1/2011	\$750	\$7,430	\$0	\$8,180	\$223,200	4%
9869	NORTH DECATUR DMV SITE 7170 North Decatur Road Las Vegas		2006	11/1/2011	\$2,500	\$180,000	\$0	\$182,500		0%
Report Totals.....:		24,312			\$141,750	\$484,100	\$0	\$625,850	\$7,882,800	8%

SPWD Facility Condition Analysis

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**NORTH DECATUR DMV SITE
BUILDING REPORT**

The North Decatur DMV site is the newest DMV facility in North Las Vegas. The site has a large paved parking area including ADA accessible parking and loading areas, a concrete patio area at the entrance with planters and sitting areas and an ADA accessible route from the main building to the inspection station. The landscaping is primarily xeriscape with some shrubs and trees on a drip irrigation system. The site is served by city water and sewer, electric and natural gas service. Backflow prevention is installed on the domestic and fire protection water lines. The site is well maintained.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$2,500**
Currently Critical **Immediate to Two Years**

ADA UPGRADES

Project Index #: 9869ADA1
Construction Cost \$2,500

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The concrete parking area and passenger loading area are missing proper signage and striping to comply with ADA requirements. For example, the 15 existing parking signs indicate a \$100 fine which has been raised to a \$250 minimum fine. This project would provide for striping, signage and any other necessary upgrades to the parking space. 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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$180,000**
Necessary - Not Yet Critical **Two to Four Years**

SEAL ASPHALT PAVING

Project Index #: 9869SIT1
Construction Cost \$180,000

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads, parking areas and the maintenance yard. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 300,000 square feet of asphalt area was used to generate this estimate.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$2,500
Priority Class 2:	\$180,000
Priority Class 3:	\$0
Grand Total:	\$182,500

**DMV INSPECTION STATION
BUILDING REPORT**

The DMV Inspection Station is a concrete masonry unit structure with a single-ply roofing system over the offices and a steel deck roof on the canopy on a concrete foundation. There are two offices, a small lobby area, and a unisex ADA compliant restroom. There is a roof mounted HVAC packaged unit for heating and cooling. The facility is well maintained and in good shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$750**
Currently Critical **Immediate to Two Years**

ADA RESTROOM UPGRADES

Project Index #: 2454ADA1
Construction Cost \$750

The designated ADA restroom does not fully comply with the Americans with Disabilities Act (ADA) requirements. The seat cover dispenser is not in an accessible location and the condensation drain attached to the sink drain interferes with the required clear space under the sink. This project would provide funding for relocating the seat cover dispenser to a compliant location and relocating the condensation drain from under the sink. 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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$7,430**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

Project Index #: 2454EXT1
Construction Cost \$3,720

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 cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building finishes are addressed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

Project Index #: 2454INT1
Construction Cost \$3,710

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted 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.

BUILDING INFORMATION:

Gross Area (square feet): 744
Year Constructed: 2006
Exterior Finish 1: 100 % Concrete Masonry U
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Concrete Masonry Units & Steel
IBC Construction Type: V-B
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$750	Project Construction Cost per Square Foot:	\$10.99
Priority Class 2:	\$7,430	Total Facility Replacement Construction Cost:	\$223,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$8,180	FCNI:	4%

**NORTH DECATUR DMV SERVICES CENTER
BUILDING REPORT**

The DMV Services Center is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. The facility contains a main lobby and service desks for the public including licensing, registration, testing, and other DMV related services. There are numerous support areas including administration offices, conference rooms, ADA accessible restrooms for staff and the public, a snack bar and the mechanical room which contains boilers, a chiller and a cooling tower in an exterior enclosed space adjacent to the mechanical room. The chilled and hot water loop serves a couple of fan coil units and the roof mounted air handlers. During the site survey, scaling was observed on the cooling tower and will be addressed in the report. The building has a fire alarm and sprinkler system and is well maintained.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$138,500**
Currently Critical **Immediate to Two Years**

ADA EMPLOYEE LOUNGE UPGRADES

Project Index #: 2453ADA1
Construction Cost \$2,000

The employee lounge does not meet the Americans with Disabilities Act (ADA) requirements. It is recommended to upgrade some of the features of the room for compliance with accessibility standards for employees. This project would provide funding for construction of an accessible sink and faucet, an accessible space at one of the dining tables and an accessible path of travel throughout the room. 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 #: 2453ADA2
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.

LOBBY TILE FLOORING REPLACEMENT

Project Index #: 2453INT3
Construction Cost \$135,000

The terrazzo tile flooring in the main Lobby is severely damaged throughout and should be scheduled for replacement. The tiles are breaking at the corners, the grout is failing and there are significant cracks across large sections of tiles. This is a heavily used area and could pose a safety issue with potential tripping hazards to the public and employees. This project would provide for removal and disposal of the existing tile and installation of new tile with a 6" cove base.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$296,670**
Necessary - Not Yet Critical **Two to Four Years**

CARPET REPLACEMENT

Project Index #: 2453INT2
Construction Cost \$45,500

The carpet in the building is showing signs of extreme wear. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 2-3 years.



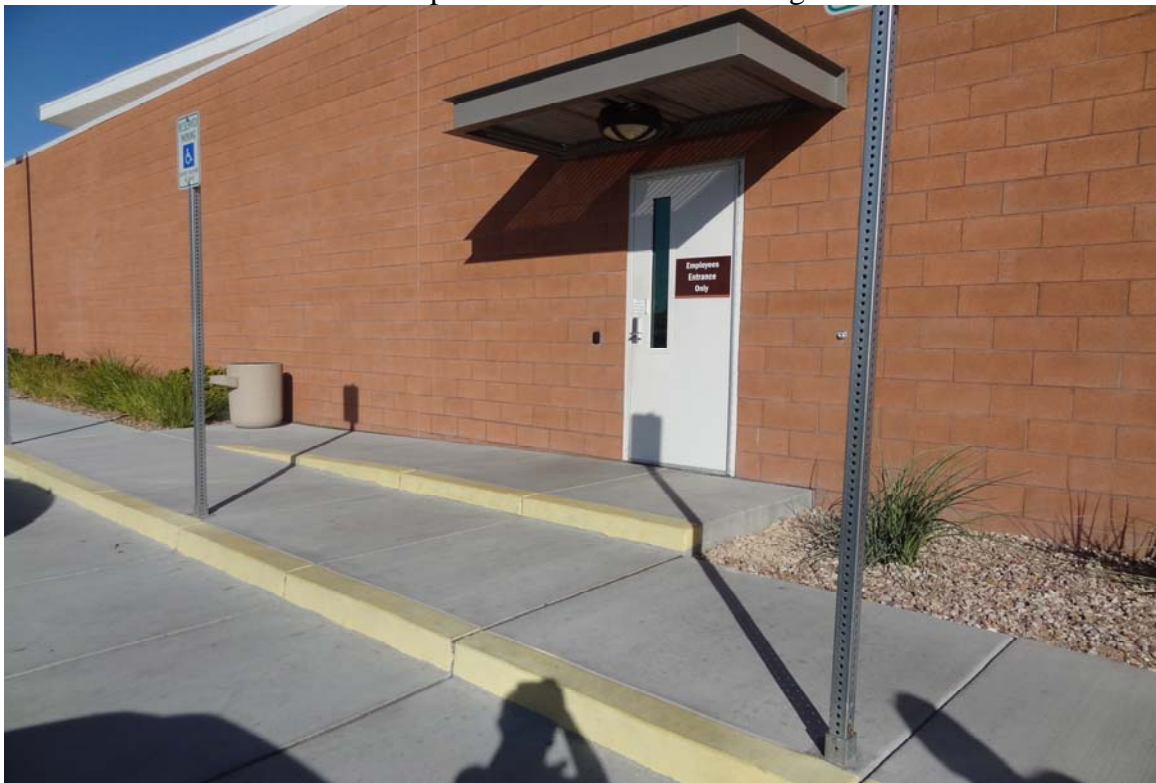
North Decatur DMV Site - Site #9869
Description: View of ADA accessible route to entrance.



DMV Inspection Station - Building #2454
Description: Exterior of the building.



DMV Inspection Station - Building #2454
Description: Interior of the building.



North Decatur DMV Services Center - Building #2453
Description: Employee ADA accessible entrance.



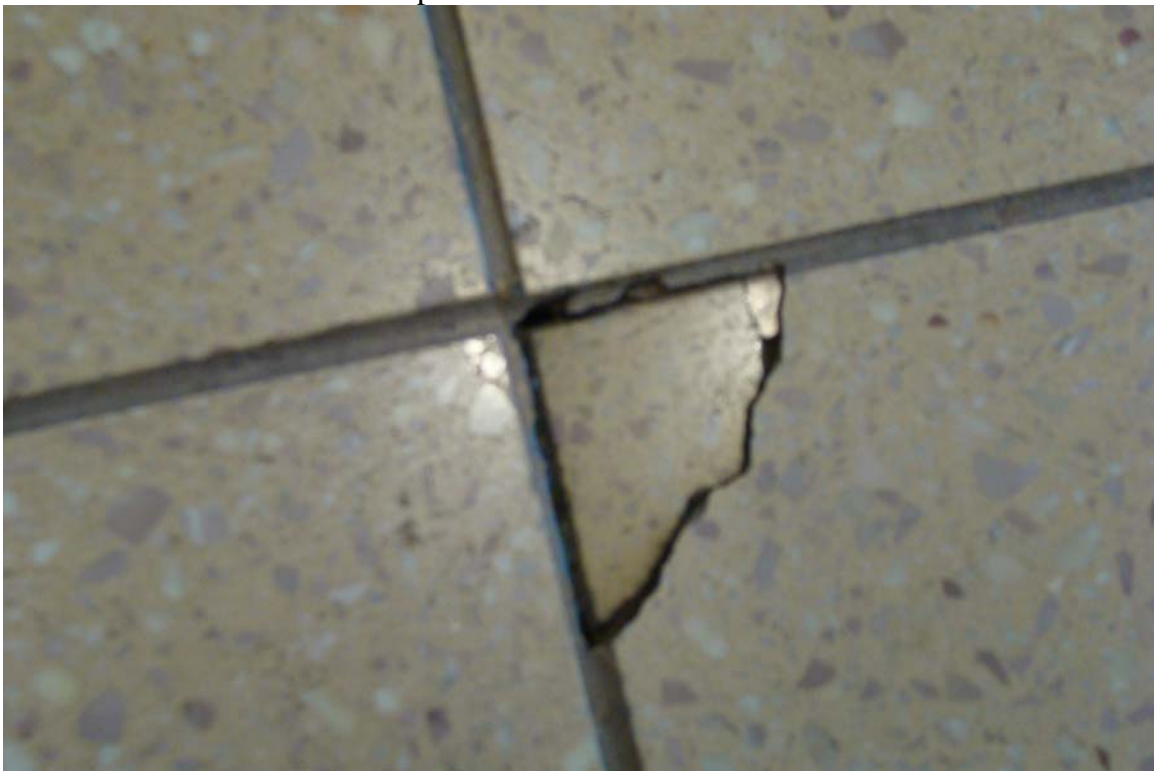
North Decatur DMV Services Center - Building #2453
Description: View of the roof / clerestory windows.



North Decatur DMV Services Center - Building #2453
Description: View of the mechanical room.



North Decatur DMV Services Center - Building #2453
Description: View of the kitchen area.



North Decatur DMV Services Center - Building #2453
Description: Typical damaged Lobby floor tile.