

State of Nevada
Department of Public Safety
Highway Patrol Division
Moapa/Mesquite NHP Substation
Facility Condition Analysis

MOAPA/MESQUITE NHP SUBSTATION

1501 State Hwy 169
Moapa, Nevada

Site Number: 9873
STATE OF NEVADA PUBLIC WORKS BOARD
FACILITY CONDITION ANALYSIS



Report Printed in April 2006

State of Nevada
Department of Public Safety
Highway Patrol Division
Moapa/Mesquite NHP Substation
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: 9873

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
2566	MOAPA/MESQUITE NHP OFFICE 1501 State Hwy 169 Moapa	720	2000	3/21/2006	\$30,000	\$0	\$28,800	\$58,800	\$36,000	163%
2463	MOAPA / MESQUITE NHP RESIDENCE 1501 State Hwy 169 Moapa	1440	0	3/22/2006	\$4,000	\$0	\$0	\$4,000	\$144,000	3%
9873	MOAPA/MESQUITE NHP SUBSTATION SITE 1501 State Hwy 169 Moapa		0	3/21/2006	\$6,000	\$0	\$0	\$6,000		0%
Report Totals.....:		2,160			\$40,000	\$0	\$28,800	\$68,800	\$180,000	38%

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**MOAPA/MESQUITE NHP SUBSTATION SITE
BUILDING REPORT**

The Moapa/Mesquite NHP Substation is located 50 miles west of Las Vegas on US 15 and north on exit 169. The site is shared with the Nevada Department of Transportation. There are two module units belonging to the NHP and asphalt paving for parking, but lacks ADA signage and parking stalls as described in the ADA Accessibility Guidelines.

PRIORITY CLASS 1 PROJECTS

Total Cost for Priority 1 Projects: \$12,000

Currently Critical

Immediate to Two Years

ADA PARKING AND SIGNAGE

Project cost: \$12,000

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A parking area, an adjacent passenger loading area and signage are necessary to comply with ADA requirements.

This project would provide for one parking space, including an adjacent accessible loading zone in the existing gravel parking area. The project includes required soil preparation, an asphalt parking area for one vehicle, signage, and striping and marking an accessible route of travel to the building.

PROJECT TOTALS SUMMARY:

Priority Class 1:	\$12,000
Priority Class 2:	\$0
Priority Class 3:	\$0
Grand Total:	\$12,000

**MOAPA/MESQUITE NHP OFFICE
BUILDING REPORT**

The Moapa/Mesquite NHP Substation is a single wide mobile home structure on an 8 point foundation. The building is used for Nevada Highway Patrol as an office. The facility is in good condition but lacks accessibility as described in the ADA Accessibility Guild lines

PRIORITY CLASS 1 PROJECTS **Total Cost for Priority 1 Projects: \$40,000**
Currently Critical **Immediate to Two Years**

ACCESSIBLE BUILDING ENTRANCE **Project cost: \$30,000**

The building has steps leading into the main entrance. The entrance does not meet the requirements for ADA Accessibility ICC/ANSI A117.1-1998 404.2.4.1. The entry door has a threshold and hardware that does not meet the requirements for ADA accessibility, ICC/ANSI A117.1-1998 404.2.5.

This project would provide funding for an accessible ramp, including upper and lower landing areas, handrails, curbing, and replacement of the door hardware and threshold to meet the ADA Accessibility Guidelines.

ADA RESTROOM REMODEL **Project cost: \$10,000**

A restroom is present in this building. It does not meet the Americans with Disabilities Act (ADA) regulations. A retrofit is necessary to comply with CABO/ANSI A117.1-1998 Chapter 6 and 2003 IBC Chapter 11. This project would provide funding for construction of a unisex accessible restroom. This project may require a new toilet, grab bars, sinks, faucets and hardware.

PRIORITY CLASS 2 PROJECTS **Total Cost for Priority 2 Projects: \$19,440**
Necessary - Not Yet Critical **Two to Four Years**

SKIRTING **Project cost: \$19,440**

The skirting around the module building protects the pipes and fixtures from the elements, reduces updrafts, helps controls moisture and reduces energy cost. The building does not have skirting. This project would provide funding for the purchase and installation of a skirting around the module unit.

BUILDING INFORMATION:

Gross Area (square feet): 720
Year Constructed: 2000
Exterior Finish 1: 0 %
Exterior Finish 2: 0 %
Number of Levels (Floors): 0 Basements? No
IBC Occupancy Type 1: 0 %
IBC Occupancy Type 2: 0 %
Construction Type:
IBC Construction Type:

PROJECT TOTALS SUMMARY:

Priority Class 1:	\$40,000	Project Cost per Square Foot:	\$82.56
Priority Class 2:	\$19,440	Total Facility Replacement Cost:	
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	
Grand Total:	\$59,440		

**MOAPA/MESQUITE NHP RESIDENT
 BUILDING REPORT**

The Moapa/Mesquite NHP Substation is a double wide mobile home structure on an 8 point foundation. The building is used by the Nevada Highway Patrol for a housing unit. The facility is in good condition but lacks accessibility as described in the ADA Accessibility Guild lines.

PRIORITY CLASS 1 PROJECTS **Total Cost for Priority 1 Projects: \$45,000**
Currently Critical **Immediate to Two Years**

ACCESSIBLE BUILDING ENTRANCE **Project cost: \$30,000**
 The building has steps leading into the main entrance. The entrance does not meet the requirements for ADA Accessibility ICC/ANSI A117.1-1998 404.2.4.1. The entry door has a threshold and hardware that does not meet the requirements for ADA accessibility, ICC/ANSI A117.1-1998 404.2.5.
 This project would provide funding for an accessible ramp, including upper and lower landing areas, handrails, curbing, and replacement of the door hardware and threshold to meet the ADA Accessibility Guidelines.

ADA RESTROOM REMODEL **Project cost: \$10,000**
 A restroom is present in this building. It does not meet the Americans with Disabilities Act (ADA) regulations. A retrofit is necessary to comply with CABO/ANSI A117.1-1998 Chapter 6 and 2003 IBC Chapter 11. This project would provide funding for construction of a unisex accessible restroom. This project may require a new toilet, grab bars, sinks, faucets and hardware.

HANDRAIL INSTALLATION **Project cost: \$5,000**
 The 2003 International Building Code 1009.11 requires handrails on each side and adequate in strength and attachment. The building has two sets of stairs which does not have handrails. This project would provide funding for the purchase and installation of handrails on each set of stairs.

BUILDING INFORMATION:

Gross Area (square feet): 1,440
Year Constructed: 0
Exterior Finish 1: 100 % Painted Masonite
Exterior Finish 2: 0 %
Number of Levels (Floors): 0 Basements? No
IBC Occupancy Type 1: 0 %
IBC Occupancy Type 2: 0 %
Construction Type: Double wide Module Home
IBC Construction Type: V-N

PROJECT TOTALS SUMMARY:

Priority Class 1:	\$45,000	Project Cost per Square Foot:	\$31.25
Priority Class 2:	\$0	Total Facility Replacement Cost:	\$144,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$45,000		

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
Facilities Condition Analysis

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Moapa/Mesquite NHP Substation – Site # 9873
Description: Site looking east.



Moapa/Mesquite NHP Substation – Building #2463
Description: Stairs on south side of residence.



Moapa/Mesquite NHP Substation – Building #2566
Description: Exterior of modular office.



Moapa/Mesquite NHP Substation – Building #2463
Description: View of main entrance to residence trailer.