

State of Nevada
Department of Motor Vehicles
Department of Administration - Buildings & Grounds Section

DEPARTMENT OF MOTOR VEHICLES OFFICE – HENDERSON

1399 American Pacific Drive
Henderson, Nevada 89074

Site Number: 9888
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in December 2021

State of Nevada
Department of Motor Vehicles
Department of Administration - Buildings & Grounds Section

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 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: 9888

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
2170	DMV INSPECTION STATION 1399 American Pacific Drive Henderson	765	1997	5/24/2018	\$7,100	\$1,400	\$27,900	\$36,400	\$210,375	17%
2000	HENDERSON DMV OFFICE 1399 American Pacific Drive Henderson	18540	1997	5/24/2018	\$5,300	\$146,340	\$674,100	\$825,740	\$5,562,000	15%
2516	SHADE RAMADA 1399 American Pacific Drive Henderson	400	1997	5/24/2018	\$1,200	\$500	\$0	\$1,700	\$30,000	6%
9888	HENDERSON DMV SITE 1399 American Pacific Drive Henderson		0	5/24/2018	\$0	\$257,000	\$25,500	\$282,500		0%
Report Totals.....:		19,705			\$13,600	\$405,240	\$727,500	\$1,146,340	\$5,802,375	20%

Acronyms List

Acronym	Definition
<i>Building Codes, Laws, Regulations and Guidelines</i>	
AHJ	Authority Having Jurisdiction
AWWA	American Water Works Association
HVAC	Heating, Ventilating & Air Conditioning
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 throughout the Facility Condition Analysis report.

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HENDERSON DMV SITE

SPWD Facility Condition Analysis - 9888

Survey Date: 5/24/2018

HENDERSON DMV SITE**BUILDING REPORT**

The Department of Motor Vehicles (DMV) site in Henderson covers approximately 10 acres. There are three buildings on the site, the DMV Main Office, DMV Inspection Station and a Shade Ramada. There is public and staff parking areas with ADA accessible parking and loading zones. The site's utilities are provided by NV Energy, Southwest Gas and has city water and sewer connections. The majority of the site is xeriscape with a few native shrubs and a small grassy area where the Shade Ramada is located.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$257,000****Necessary - Not Yet Critical****Two to Four Years****CRACK FILL & SEAL ASPHALT PAVING****Project Index #: 9888SIT3****Construction Cost \$250,000**

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 testing courses. Striping is included in this estimate. This project should be scheduled on a 4 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 200,000 square feet of asphalt area was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 11/01/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2018.

REFINISH METAL FENCING**Project Index #: 9888SIT4****Construction Cost \$7,000**

The metal fence separating the staff break area from the public way is corroding and in need of re-finishing. This project would provide for stripping and treating the rusting metal, primer and application of a new coat of paint. 140 feet of fencing was used for this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$25,500****Long-Term Needs****Four to Ten Years****EXTERIOR SITE LIGHTING UPGRADE****Project Index #: 9888SIT5****Construction Cost \$25,500**

The approximately fifteen light poles around the site. These fixtures have High Pressure Sodium (HPS) lamps and are less efficient. This project would provide for the replacement of the existing light fixtures with LED fixtures using the existing wiring and poles.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$257,000
Priority Class 3:	\$25,500
Grand Total:	\$282,500

SHADE RAMADA

SPWD Facility Condition Analysis - 2516

Survey Date: 5/24/2018

SHADE RAMADA BUILDING REPORT

The Shade Ramada is located on the south side of the Department of Motor Vehicles (DMV) Main Office. It is a steel post and beam structure which provides a shady break area for employees.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$1,200**
Currently Critical **Immediate to Two Years**

ADA PICNIC TABLE INSTALLATION

Project Index #: 2516ADA1
Construction Cost \$1,200

The Shade Ramada provides an employee break area outside including picnic tables. While access to this area appears to be ADA compliant, there are no accessible spaces provided at any of the picnic tables. This project would provide for the purchase and installation of a new accessible picnic table for the Shade Ramada. The table should be placed on an accessible path of travel from the building exit to the accessible space at the picnic table. 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.

This project or a portion thereof was previously recommended in the FCA report dated 11/01/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2018.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$500**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

Project Index #: 2516EXT1
Construction Cost \$500

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the structure in the next 7 - 9 years and it is recommended to be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 400	IBC Occupancy Type 1: 100 % U
Year Constructed: 1997	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Steel Post / Open	Construction Type: Steel Post & Beam
Exterior Finish 2: 0 %	IBC Construction Type: I-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,200	Project Construction Cost per Square Foot:	\$4.25
Priority Class 2:	\$500	Total Facility Replacement Construction Cost:	\$30,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$75
Grand Total:	\$1,700	FCNI:	6%

DMV INSPECTION STATION

SPWD Facility Condition Analysis - 2170

Survey Date: 5/24/2018

DMV INSPECTION STATION BUILDING REPORT

The Department of Motor Vehicles (DMV) Inspection Station is located on the north side of the site. The building provides inspection services for motor vehicles and required administration support services. The natural stone and EIFS building currently is not accessible but the agency is required to provide "Program Accessibility" as described in Title II of the American's with Disabilities Act. It is constructed with concrete masonry units and steel with a single-ply roofing system on a concrete foundation. The roofing was replaced in 2019. There are 3 roof mounted evaporative coolers for the open bay and a roof mounted package unit for the office spaces.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$7,100****Currently Critical****Immediate to Two Years****ACCESSIBLE ENTRANCE RAMP****Project Index #: 2170ADA2****Construction Cost \$1,600**

The Inspection Station is lacking an accessible entrance into the building. This project would provide for an accessible ramp to access the building. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.

This project should be implemented concurrently with the EGRESS DOOR LANDING installation project.

EGRESS DOOR LANDING**Project Index #: 2170EXT4****Construction Cost \$1,500**

There is an out-swinging exterior door from the building which swings out over a step and does not have a landing that complies with IBC 2018. IBC Section 1008 requires a landing to be not more than 1/2" below the threshold. This project would provide for the installation of a compliant landing for the door.

This project should be implemented concurrently with the ACCESSIBLE ENTRANCE RAMP installation project.

PROVIDE CLEARANCE AT ELECTRICAL PANELS**Project Index #: 2170ELE1****Construction Cost \$300**

There are electrical panels in the building which do not have proper clear floor space around them. The 2018 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 desk, refrigerator and other items currently blocking the working space.

This project or a portion thereof was previously recommended in the FCA report dated 11/01/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2018.

SECURITY LADDER GUARD**Project Index #: 2170SFT1****Construction Cost \$3,700**

The roof access ladder is a standard fixed steel ladder with the bottom rung 6 feet above the exterior concrete slab-on-grade sidewalk that is attached to the exterior of the building. The ladder currently does not have a ladder guard to prevent the public from using it and gaining access to the roof. This project would provide for a lockable ladder guard to be installed on the existing ladder to prevent unauthorized use by the public.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2005 and 11/01/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2018.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$1,400**
Necessary - Not Yet Critical **Two to Four Years**

CARPET REPLACEMENT

Project Index #: 2170INT3
Construction Cost \$1,400

The carpet in the staff office 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.

This project or a portion thereof was previously recommended in the FCA report dated 11/01/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2018.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$27,900**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 2170EXT2
Construction Cost \$8,775

The exterior finishes are in good condition. 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 painting the EIFS and stucco, sealing the CMU, repairing grout for the tile and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the exterior finishes are addressed in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

HVAC EQUIPMENT REPLACEMENT

Project Index #: 2170ENR1
Construction Cost \$15,300

The single HVAC roof top unit and three evaporative coolers were installed in 1997. They are not energy efficient and will soon reach the end of their expected and useful life. This project would provide for installation of one new HVAC package unit, three new evaporative coolers 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 11/01/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2018.

INTERIOR FINISHES

Project Index #: 2170INT2
Construction Cost \$3,825

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 - 6 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): 765	IBC Occupancy Type 1: 100 % B
Year Constructed: 1997	IBC Occupancy Type 2: %
Exterior Finish 1: 60 % Natural Stone/CMU	Construction Type: Concrete Masonry Units & Steel
Exterior Finish 2: 40 % Painted Stucco / EIFS	IBC Construction Type: I-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$7,100	Project Construction Cost per Square Foot: \$47.58
Priority Class 2: \$1,400	Total Facility Replacement Construction Cost: \$210,000
Priority Class 3: \$27,900	Facility Replacement Cost per Square Foot: \$275
Grand Total: \$36,400	FCNI: 17%

HENDERSON DMV OFFICE

SPWD Facility Condition Analysis - 2000

Survey Date: 5/24/2018

HENDERSON DMV OFFICE**BUILDING REPORT**

The Department of Motor Vehicles (DMV) Office is located on the south side of the site. The building provides all registration, licensing, and testing services for motor vehicles and the public as well as other ancillary services related to this department. The natural stone/CMU and EIFS building has a mix of single-ply roofing and standing seam metal roofing on a concrete foundation. The single ply roofing was replaced in 2019.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$5,300****Currently Critical****Immediate to Two Years****ADA EMPLOYEE LOUNGE UPGRADES****Project Index #: 2000ADA2****Construction Cost \$2,500**

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 - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 11/01/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2018.

ADA SIGNAGE**Project Index #: 2000ADA1****Construction Cost \$2,500**

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.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2005 and 11/01/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2018.

PROVIDE CLEARANCE AT ELECTRICAL PANELS**Project Index #: 2000ELE1****Construction Cost \$300**

There are electrical panels in the building which do not have proper clear floor space around them. The 2018 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 floor cleaning machine and other items currently blocking the working space.

This project or a portion thereof was previously recommended in the FCA report dated 11/01/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2018.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$146,340****Necessary - Not Yet Critical****Two to Four Years****CUSTOMER SERVICE COUNTERS AND CASEWORK UPGRADE****Project Index #: 2000INT5****Construction Cost \$53,640**

The built-in Customer Service counters and cabinetry are original to the building. The quality of construction and installation was 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. ADA compliance according to NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the ADA Standards for Accessible Design should be incorporated into the design such as providing an accessible sink. 100 linear feet of casework was used for this estimate. This estimate includes removal and disposal of the existing materials.

Project Index #: 2000INT4**Construction Cost \$92,700****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 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.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$674,100****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2000EXT3****Construction Cost \$92,700**

The exterior finishes are in good condition. 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 painting the EIFS, sealing the CMU, repairing grout for the tile and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the exterior finishes are addressed in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2000ENR1**Construction Cost \$581,400****HVAC SYSTEM REPLACEMENT**

The two hot water boilers and the roof mounted evaporative cooler were installed in 1997. They are not energy efficient and will soon reach the end of their expected and useful life. This project would provide for installation of new HVAC equipment and cleaning of the existing duct work and grilles in the next 4 - 5 years. This project includes removal and disposal of the existing equipment and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 11/01/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2018.

BUILDING INFORMATION:

Gross Area (square feet): 18,540	IBC Occupancy Type 1: 50 % A-3
Year Constructed: 1997	IBC Occupancy Type 2: 50 % B
Exterior Finish 1: 80 % Natural Stone/CMU	Construction Type: Concrete Masonry Units & Steel
Exterior Finish 2: 20 % Painted Stucco / EIFS	IBC Construction Type: II-A
Number of Levels (Floors): 1	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$5,300	Project Construction Cost per Square Foot: \$44.54
Priority Class 2: \$146,340	Total Facility Replacement Construction Cost: \$5,562,000
Priority Class 3: \$674,100	Facility Replacement Cost per Square Foot: \$300
Grand Total: \$825,740	FCNI: 15%

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 341.128 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Division
Facilities Condition Analysis

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Henderson DMV Office Site - Site #9888
Description: Crack Fill & Seal Needed.



Henderson DMV Office Site - Site #9888
Description: Refinish Metal Fencing Needed.



Henderson DMV Office Site - Site #9888
Description: Exterior Site Lighting Recommended.



Shade Ramada - Building #2516
Description: View of the Ramada.



DMV Inspection Station - Building #2170
Description: Interior of the Building Lobby.



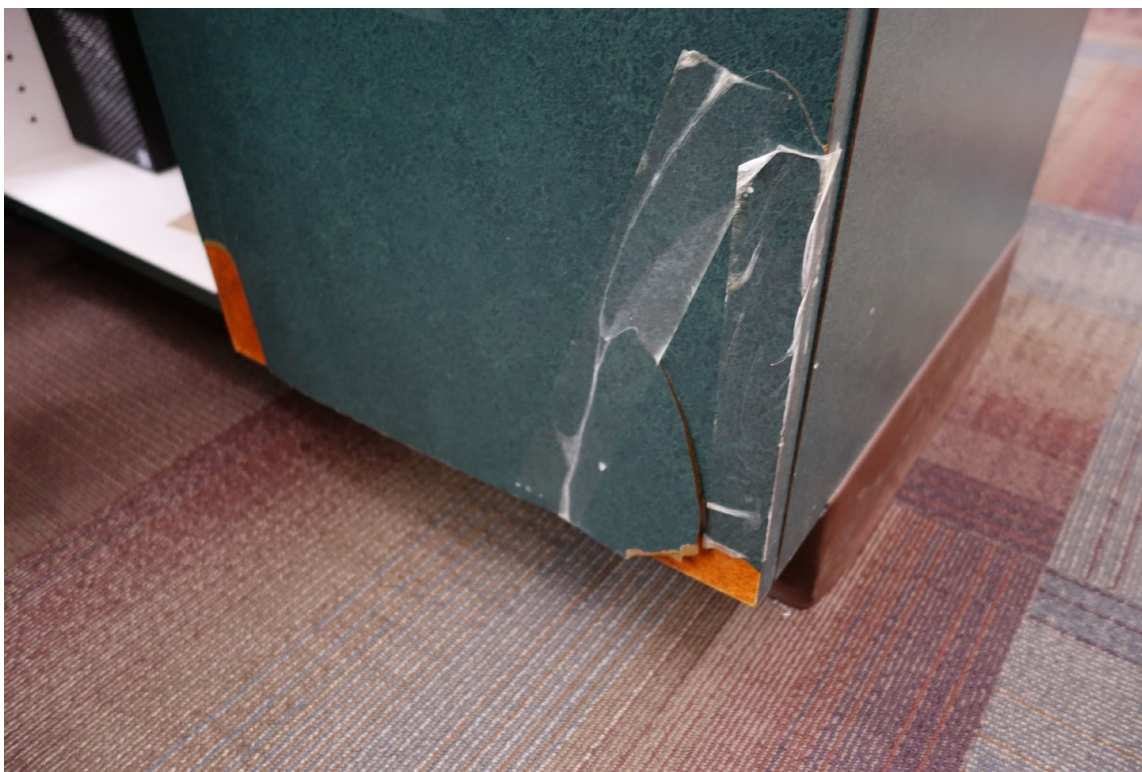
DMV Inspection Station - Building #2170
Description: Egress Door Landing Needed.



DMV Inspection Station - Building #2170
Description: Accessible Entrance Ramp.



Henderson DMV Office - Building #2000
Description: Exterior of the Building.



Henderson DMV Office - Building #2000
Description: Customer Service Counters and Casework Replacement Needed.



Henderson DMV Office - Building #2000
Description: Boilers Needing Replacement.