

State of Nevada  
Department of Motor Vehicles  
Department of Administration - Buildings & Grounds Section  
DMV Office – Henderson  
Facility Condition Analysis

# DEPARTMENT OF MOTOR VEHICLES OFFICE – HENDERSON

1399 American Pacific Road  
Henderson, Nevada 89074

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



Report Printed in December 2011

State of Nevada  
Department of Motor Vehicles  
Department of Administration - Buildings & Grounds Section  
DMV Office – Henderson  
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: 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 Road Henderson	765	1997	11/1/2011	\$3,250	\$7,410	\$20,250	\$30,910	\$210,375	15%
2000	HENDERSON DMV OFFICE 1399 American Pacific Road Henderson	18540	1997	11/1/2011	\$4,250	\$92,700	\$520,800	\$617,750	\$5,562,000	11%
2516	SHADE RAMADA 1399 American Pacific Road Henderson	400	1997	11/1/2011	\$1,000	\$500	\$0	\$1,500	\$30,000	5%
9888	HENDERSON DMV SITE 1399 American Pacific Drive Henderson		0	11/1/2011	\$0	\$0	\$120,000	\$120,000		0%
<b>Report Totals.....:</b>		<b>19,705</b>			<b>\$8,500</b>	<b>\$100,610</b>	<b>\$661,050</b>	<b>\$770,160</b>	<b>\$5,802,375</b>	<b>13%</b>

**SPWD Facility Condition Analysis**

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<b>Building Name</b>	<b>Index #</b>
<b>HENDERSON DMV SITE</b>	<b>9888</b>
<b>SHADE RAMADA</b>	<b>2516</b>
<b>DMV INSPECTION STATION</b>	<b>2170</b>
<b>HENDERSON DMV OFFICE</b>	<b>2000</b>

**HENDERSON DMV SITE**

**SPWD Facility Condition Analysis - 9888**

**Survey Date: 11/1/2011**

**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 xeriscaped with a few native shrubs and a small grassy area where the Shade Ramada is located. The site is well maintained.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$120,000**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 9888SIT3**

**Construction Cost \$120,000**

**SEAL ASPHALT PAVING**

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.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>
<b>Priority Class 2:</b>	<b>\$0</b>
<b>Priority Class 3:</b>	<b>\$120,000</b>
<b>Grand Total:</b>	<b>\$120,000</b>

**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: \$1,000**  
**Currently Critical** **Immediate to Two Years**

**ADA PICNIC TABLE INSTALLATION** **Project Index #: 2516ADA1**  
**Construction Cost \$1,000**

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.

**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**

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the structure and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

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

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$1,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$3.75</b>
<b>Priority Class 2:</b>	<b>\$500</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$30,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$75</b>
<b>Grand Total:</b>	<b>\$1,500</b>	<b>FCNI:</b>	<b>5%</b>

**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. There are 3 roof mounted evaporative coolers for the open bay and a roof mounted package unit with chilled air for the office spaces.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$3,250**  
**Currently Critical** **Immediate to Two Years**

**PROVIDE CLEARANCE AT ELECTRICAL PANELS** **Project Index #: 2170ELE1**  
**Construction Cost \$250**

There are electrical panels in the building which do not have proper clear floor space around them. The 2006 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.

**SECURITY LADDER GUARD** **Project Index #: 2170SFT1**  
**Construction Cost \$3,000**

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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2011.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$7,410**  
**Necessary - Not Yet Critical** **Two to Four Years**

**CARPET REPLACEMENT** **Project Index #: 2170INT3**  
**Construction Cost \$1,085**

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.

**EXTERIOR DOOR REPLACEMENT** **Project Index #: 2170EXT3**  
**Construction Cost \$2,500**

The exterior metal man door is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the metal man door assembly with a new metal door, frame and hardware. Removal and disposal of the existing door is included in this estimate.

**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 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: \$20,250**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 2170EXT2**

**Construction Cost \$8,775**

**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 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 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 2170ENR1**

**Construction Cost \$11,475**

**HVAC EQUIPMENT REPLACEMENT**

The four HVAC roof top units 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.

**BUILDING INFORMATION:**

**Gross Area (square feet): 765**

**Year Constructed: 1997**

**Exterior Finish 1: 60 % Natural Stone/CMU**

**Exterior Finish 2: 40 % Painted Stucco / EIFS**

**Number of Levels (Floors): 1      Basement? No**

**IBC Occupancy Type 1: 100 % B**

**IBC Occupancy Type 2: %**

**Construction Type: Concrete Masonry Units & Steel**

**IBC Construction Type: I-B**

**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$3,250</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$40.41</b>
<b>Priority Class 2:</b>	<b>\$7,410</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$210,000</b>
<b>Priority Class 3:</b>	<b>\$20,250</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$275</b>
<b>Grand Total:</b>	<b>\$30,910</b>	<b>FCNI:</b>	<b>15%</b>



**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.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$4,250**  
**Currently Critical** **Immediate to Two Years**

**ADA EMPLOYEE LOUNGE UPGRADES**

**Project Index #: 2000ADA2**  
**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 #: 2000ADA1**  
**Construction Cost \$2,000**

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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2011.

**PROVIDE CLEARANCE AT ELECTRICAL PANELS**

**Project Index #: 2000ELE1**  
**Construction Cost \$250**

There are electrical panels in the building which do not have proper clear floor space around them. The 2006 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.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$92,700**

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

**INTERIOR FINISHES**

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

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: \$520,800**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 2000EXT3**

**Construction Cost \$92,700**

**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 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 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 2000ENR1**

**Construction Cost \$278,100**

**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 6-7 years. This project includes removal and disposal of the existing equipment and all required connections to utilities.

**Project Index #: 2000EXT4**

**Construction Cost \$150,000**

**ROOF REPLACEMENT**

The single-ply membrane portion of the roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1997. It is recommended that the single-ply membrane portion of the roof be re-roofed in the next 5-6 years to be consistent with the roofing program and the end of the warranty period. This project does not include replacing the standing seam metal portion of the roof which has a longer life span.

**BUILDING INFORMATION:**

**Gross Area (square feet): 18,540**

**Year Constructed: 1997**

**Exterior Finish 1: 80 % Natural Stone/CMU**

**Exterior Finish 2: 20 % Painted Stucco / EIFS**

**Number of Levels (Floors): 1      Basement? No**

**IBC Occupancy Type 1: 50 % A-3**

**IBC Occupancy Type 2: 50 % B**

**Construction Type: Concrete Masonry Units & Steel**

**IBC Construction Type: II-A**

**Percent Fire Suppressed: 100 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$4,250</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$33.32</b>
<b>Priority Class 2:</b>	<b>\$92,700</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$5,562,000</b>
<b>Priority Class 3:</b>	<b>\$520,800</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$300</b>
<b>Grand Total:</b>	<b>\$617,750</b>	<b>FCNI:</b>	<b>11%</b>

**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

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(775) 684-4141 voice  
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Henderson DMV Office Site - Site #9888  
Description: View of ADA accessible parking.



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



DMV Inspection Station - Building #2170  
Description: Exterior of the building.



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





DMV Inspection Station - Building #2170  
Description: View of the roof.



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



Henderson DMV Office - Building #2000  
Description: Roof mounted HVAC unit.



Henderson DMV Office - Building #2000  
Description: Damage to wall surface in public waiting area.