

State of Nevada
Nevada Office of Veterans Services

SOUTHERN NEVADA VETERANS HOME

100 Veterans Memorial Drive
Boulder City, Nevada 89005

Site Number: 9889
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in September 2022

State of Nevada
Nevada Office of Veterans Services

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: 9889

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
0614	STORAGE SHELTER 100 Veterans Memorial Drive Boulder City	624	2001	1/25/2022	\$0	\$0	\$624	\$624	\$12,480	5%
2106	SOUTHERN NEVADA VETERANS HOME 100 Veterans Memorial Drive Boulder City	83960	2000	1/25/2022	\$266,800	\$933,600	\$869,600	\$2,070,000	\$67,168,000	3%
3112	VEHICLE SHADE STRUCTURE 100 Veterans Memorial Drive Boulder City	2160	2009	1/25/2022	\$0	\$0	\$2,160	\$2,160	\$162,000	1%
9889	SOUTHERN NEVADA VETERANS HOME SITE 100 Veterans Memorial Drive Boulder City		2000	1/25/2022	\$0	\$467,200	\$0	\$467,200		0%
Report Totals.....:		86,744			\$266,800	\$1,400,800	\$872,384	\$2,539,984	\$67,342,480	4%

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.

SPWD Facility Condition Analysis

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SOUTHERN NEVADA VETERANS HOME SITE

SPWD Facility Condition Analysis - 9889

Survey Date: 1/25/2022

SOUTHERN NEVADA VETERANS HOME SITE

BUILDING REPORT

The Southern Nevada Veterans Home is located 45 miles south from downtown Las Vegas, Nevada, in historic Boulder City, Nevada. The site is comprised of 50 acres with 10.17 acres developed. The site contains the Veterans Home, a large parking area which is ADA compliant, a storage building and a prefabricated metal shade structure on the site. The surrounding grounds are landscaped with a mix of shrubs and natural desert foliage. There are walking paths and garden areas for residents to use. Each housing wing has a secure area for residents to enjoy the outdoors. The site is served by city water and sewer services and has natural gas and electrical service. The site is well maintained.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$467,200

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 9889SIT5

Construction Cost \$97,200

PATCH, CRACK & SLURRY 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. 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. 90,000 square feet of asphalt area was used to generate this estimate.

Project Index #: 9889SEC1

Construction Cost \$325,000

SECURITY SURVEILLANCE SYSTEM REPLACEMENT

The video security system inside the building and the site is outdated and should be scheduled for replacement. The analog video and coax cable systems are over twenty years old and increasingly difficult to find replacement parts and experienced service contractors. This project addresses replacement of the cameras, conduit and wiring throughout the facility with all digital equipment as well as sufficient storage capacity.

Project Index #: 9889SIT4

Construction Cost \$45,000

SIDEWALK REPLACEMENT

Portions of the sidewalks serving the building on this site have deteriorated. This project addresses removal and replacement of existing sidewalks as needed. 1,500 SF of 4" thick concrete sidewalk was used for this estimate. 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.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$467,200
Priority Class 3:	\$0
Grand Total:	\$467,200

VEHICLE SHADE STRUCTURE

SPWD Facility Condition Analysis - 3112

Survey Date: 1/25/2022

**VEHICLE SHADE STRUCTURE
BUILDING REPORT**

The Vehicle Shade Structure is a pre-engineered metal building enclosed on 3 sides. It has a concrete foundation and is located along the west side of the Veterans Home employee parking area.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$2,160**
Long-Term Needs **Four to Ten Years**

Project Index #: 3112EXT1
Construction Cost \$2,160

EXTERIOR FINISHES

The exterior finishes were 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 the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 2,160	IBC Occupancy Type 1: 100 % U
Year Constructed: 2009	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Prefabricated steel structure
Exterior Finish 2: 0 %	IBC Construction Type: I-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$1.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$162,000
Priority Class 3: \$2,160	Facility Replacement Cost per Square Foot: \$75
Grand Total: \$2,160	FCNI: 1%

SOUTHERN NEVADA VETERANS HOME

SPWD Facility Condition Analysis - 2106

Survey Date: 1/25/2022

SOUTHERN NEVADA VETERANS HOME
BUILDING REPORT

The Veterans Home is a steel framed structure with a standing seam metal roof system and single ply roof wells for the rooftop mechanical equipment. The single ply roofing was replaced in 2015 with a 20 year warranty. The building HVAC is managed by a central plant. The chiller was being replaced at the time of the 2022 survey. The boilers were replaced in 2016 and the cooling towers replaced with stainless steel units in 2008. The concrete supports for the cooling towers are failing and will be addressed in this report. The building is a 180 bed licensed nursing home for veterans and their spouses, widows or widowers, and provides two levels of nursing care: standard care and special care (Alzheimer/Dementia). The facility is ADA compliant.

PRIORITY CLASS 1 PROJECTS Total Construction Cost for Priority 1 Projects: \$266,800
Currently Critical Immediate to Two Years

ARC FLASH and ELECTRICAL COORDINATION STUDY

Project Index #: 2106ELE2
Construction Cost \$60,000

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

COOLING TOWER PIERS REPLACEMENT

Project Index #: 2106HVA2
Construction Cost \$201,800

The two cooling towers at this facility are supported on 5 foot cast-in-place concrete piers. The piers have visible cracking and appear to be structurally failing. This project will design and construct pier replacements. Estimate includes cost to maintain continuity of cooling tower operation.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 2106SFT5
Construction Cost \$5,000

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 06/07/2005 and 04/10/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/25/2022.

PRIORITY CLASS 2 PROJECTS Total Construction Cost for Priority 2 Projects: \$933,600
Necessary - Not Yet Critical Two to Four Years

FLOORING REPLACEMENT

Project Index #: 2106INT4
Construction Cost \$900,000

The vinyl floor coverings in the patient rooms, soiled utility room and the main corridor in the Mariner wing are in generally poor condition and have reached the end of their serviceable lives. This project would provide funding to completely remove the existing flooring and replace with heavy duty, seam welded sheet vinyl. 50,000 square feet was used for this estimate.

Project Index #: 2106SFT1
Construction Cost \$33,600

JANITORS CLOSET REPAIRS

The mop sinks in the Janitors Closets are mounted adjacent to gypsum board and are showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish. Typical of 24 Janitors Closets.

This project or a portion thereof was previously recommended in the FCA report dated 06/07/2005 and 04/10/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/25/2022.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$869,600**

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

Project Index #: 2106EXT5
Construction Cost \$419,800

EXTERIOR FINISHES

The exterior finishes were 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 power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2106INT2
Construction Cost \$419,800

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 4 - 5 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.

Project Index #: 2106PLM1
Construction Cost \$30,000

WATER TREATMENT SYSTEM REPLACEMENT

The existing water softening / treatment systems in the building was in fair condition at the time of the survey but plan for replacement. The system is original to the building and approaching the end of its lifecycle. Failure of the equipment causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the replacement of the existing water softener / treatment system with new equipment.

BUILDING INFORMATION:

Gross Area (square feet): 83,960	IBC Occupancy Type 1: 100 % I-2
Year Constructed: 2000	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Stucco / EIFS	Construction Type: Steel & Concrete
Exterior Finish 2: %	IBC Construction Type: II-B
Number of Levels (Floors): 1	Percent Fire Supressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$266,800	Project Construction Cost per Square Foot: \$24.65
Priority Class 2: \$933,600	Total Facility Replacement Construction Cost: \$67,168,000
Priority Class 3: \$869,600	Facility Replacement Cost per Square Foot: \$800
Grand Total: \$2,070,000	FCNI: 3%

STORAGE SHELTER

SPWD Facility Condition Analysis - 0614

Survey Date: 1/25/2022

**STORAGE SHELTER
BUILDING REPORT**

The prefabricated metal Storage Shelter structure is a new building that is used primarily for storage of landscaping and maintenance tools and equipment. The building is open on one side and is resting on a concrete slab-on-grade. The building is in good shape.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$624**
Long-Term Needs **Four to Ten Years**

Project Index #: 0614EXT1
Construction Cost \$624

EXTERIOR FINISHES

The exterior finishes were 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 the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 624	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 2001	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Prefabricated Metal Building
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$1.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$12,000
Priority Class 3: \$624	Facility Replacement Cost per Square Foot: \$20
Grand Total: \$624	FCNI: 5%

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	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



Southern Nevada Veterans Home Site – FCA Site #9889
Description: View of Loading Dock Area.



Southern Nevada Veterans Home Site – FCA Site #9889
Description: Video Surveillance Upgrade Needed.



Southern Nevada Veterans Home Site – FCA Site #9889
Description: Sidewalk Replacement Needed.



Vehicle Shade Structure – FCA Building #3112
Description: Exterior of the Structure.



Southern Nevada Veterans Home – FCA Building #2106
Description: Typical Residence Patio Area.



Southern Nevada Veterans Home – FCA Building #2106
Description: Arc Flash & Electrical Coordination Study Needed.



Southern Nevada Veterans Home – FCA Building #2106
Description: Cooling Tower Pier Replacement Needed.



Southern Nevada Veterans Home – FCA Building #2106
Description: Flooring Replacement Needed.



Southern Nevada Veterans Home – FCA Building #2106
Description: Janitors Closet Repairs Needed.



Storage Shelter – FCA Building #0614
Description: Exterior of the Structure.