

State of Nevada
Nevada Office of Veterans Services
Southern Nevada Veterans Home
Facility Condition Analysis

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 Printed in August 2012

State of Nevada
Nevada Office of Veterans Services
Southern Nevada Veterans Home
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: 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
3112	VEHICLE SHADE STRUCTURE 100 Veterans Memorial Drive Boulder City	2160	2009	4/10/2012	\$0	\$0	\$2,160	\$2,160	\$21,600	10%
0614	STORAGE SHELTER 100 Veterans Memorial Drive Boulder City	624	2001	4/12/2012	\$0	\$624	\$0	\$624	\$12,480	5%
2106	SOUTHERN NEVADA VETERANS HOME 100 Veterans Memorial Drive Boulder City	83960	2000	4/10/2012	\$34,000	\$938,600	\$335,840	\$1,308,440	\$29,386,000	4%
9889	SOUTHERN NEVADA VETERANS HOME SITE 100 Veterans Memorial Drive Boulder City		2000	4/10/2012	\$0	\$139,000	\$0	\$139,000		0%
Report Totals.....:		86,744			\$34,000	\$1,078,224	\$338,000	\$1,450,224	\$29,420,080	5%

SPWD Facility Condition Analysis

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**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: \$139,000**
Necessary - Not Yet Critical **Two to Four Years**

CRACK FILL & SEAL ASPHALT PAVING

Project Index #: 9889SIT3
Construction Cost \$54,000

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 the access road, parking areas and the vehicle storage area. 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.

EXTERIOR SOLAR SITE LIGHTING UPGRADE

Project Index #: 9889ENR1
Construction Cost \$85,000

There are 25 existing light poles around the site with 34 total light fixtures attached. The existing light fixtures are the older 400 watt metal halide type and are not energy efficient. This project will upgrade the fixtures to higher efficiency LED exterior lights with solar panels for power.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$139,000
Priority Class 3:	\$0
Grand Total:	\$139,000

**SOUTHERN NEVADA VETERANS HOME
BUILDING REPORT**

The Veterans Home is a steel framed structure with a metal and single-ply roofing system on a concrete foundation. 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 and has a central plant HVAC with boilers, a chiller, cooling tower and heat pumps.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$34,000**
Currently Critical **Immediate to Two Years**

ENERGY MANAGEMENT SYSTEM REPLACEMENT **Project Index #: 2106ENR1**
Construction Cost \$30,000

The YAMAS energy management system is original to the building and should be scheduled for replacement. Replacement parts for performing routine and emergency maintenance are not made anymore and the system has recently had numerous failures. In a facility of this type, it is imperative that the conditioned spaces are properly controlled at all times. This project would provide for the removal and disposal of the existing YAMAS energy management system and replacement with new equipment including all required connections to utilities and equipment.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Project Index #: 2106SFT5**
Construction Cost \$4,000

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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/10/2012.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$938,600**
Necessary - Not Yet Critical **Two to Four Years**

DOOR HARDWARE REPLACEMENT **Project Index #: 2106INT3**
Construction Cost \$25,000

The panic hardware mechanisms on the interior doors are reaching the end of their expected life and should be scheduled for replacement. The mechanisms are damaged from age and general wear and tear and are beginning to fail. This project would provide for the replacement of the panic hardware throughout the building with new panic hardware. Removal and disposal of the existing mechanisms is included in this estimate.

DRIP EDGE INSTALLATION **Project Index #: 2106EXT6**
Construction Cost \$9,400

There are areas around the perimeter of the building where the foundation does not line up properly with the exterior insulation and finish system (EIFS) and there is no drip edge at the bottom of the EIFS. In many of these areas, there are gaps large enough to allow rodents and insects to enter the walls and infest the building. This condition also allows moisture to penetrate the walls which will lead to premature failure of the walls and possibly mold related issues. This project recommends installing a drip edge to direct water away from the building and flashing and caulking as needed around the entire perimeter of the building to close all of the gaps.

Project Index #: 2106EXT5

Construction Cost \$419,800

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 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 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2106EXT1

Construction Cost \$21,000

GUTTER AND DOWNSPOUT INSTALLATION

The building does not have rain gutters and down spouts at all building entrances and patios. During times of inclement weather, water pours off of the metal roof down onto public and private entrances and patios causing concerns for safety. Water damage to certain areas of the building may occur if the water is not directed away from the building exterior. This project would provide for the purchase and installation of seamless gutters and down spouts to divert the water away from the building entrances and patios and the exterior finishes of the building.

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

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 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.

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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/10/2012.

Project Index #: 2106EXT7

Construction Cost \$10,000

ROOF REPAIRS

The metal roofing system has leaks in the valleys, at roof penetrations, translucent skylights and other areas where the caulking and sealant has deteriorated. This project would provide for sealing and caulking of these areas particularly the 183 boots around the pipe penetrations.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$335,840

Long-Term Needs

Four to Ten Years

Project Index #: 2106SFT6

Construction Cost \$335,840

FIRE ALARM SYSTEM UPGRADE

This building is equipped with an automatic fire detection and alarm system that was installed in 2000. It is recommended that the system be scheduled to be upgraded in approximately 10 years to ensure the safety of the occupants. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the version of the IBC that is adopted at the time and the State Fire Marshal's requirements at the time.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$34,000	Project Construction Cost per Square Foot:	\$15.58
Priority Class 2:	\$938,600	Total Facility Replacement Construction Cost:	\$29,386,000
Priority Class 3:	\$335,840	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$1,308,440	FCNI:	4%

STORAGE SHELTER

SPWD Facility Condition Analysis - 0614

Survey Date: 4/12/2012

**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 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$624**
Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0614EXT1
Construction Cost \$624

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 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 2-3 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
Year Constructed: 2001
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-2
IBC Occupancy Type 2: %
Construction Type: Prefabricated Metal Building
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$1.00
Priority Class 2:	\$624	Total Facility Replacement Construction Cost:	\$12,000
Priority Class 3:	\$0	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 341.201 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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Southern Nevada Veterans Home Site - Site #9889
Description: Typical residence patio area.



Vehicle Shade Structure - Building #3112
Description: Exterior of the structure.



Southern Nevada Veterans Home - Building #2106
Description: Area of leaking metal roof panels.



Southern Nevada Veterans Home - Building #2106
Description: Typical corridor.



Southern Nevada Veterans Home - Building #2106
Description: View of the mechanical space.



Southern Nevada Veterans Home - Building #2106
Description: ADA compliant Accessible parking.