

State of Nevada
Nevada Office of Veterans Services

SOUTHERN NEVADA VETERANS MEMORIAL CEMETERY

1900 Buchanan Blvd.
Boulder City, Nevada 89005

Site Number: 9890
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in March 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: 9890

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
2105	CHAPEL 1900 Buchanan Blvd. Boulder City	4800	1999	1/26/2022	\$10,000	\$213,200	\$120,000	\$343,200	\$1,680,000	20%
3147	ADMINISTRATION BUILDING 1900 Buchanan Blvd. Boulder City	2741	2012	1/26/2022	\$10,000	\$7,500	\$56,300	\$73,800	\$1,233,599	6%
2998	OPEN METAL CANOPY 1900 Buchanan Blvd. Boulder City	4200	2009	1/26/2022	\$10,000	\$0	\$8,400	\$18,400	\$420,000	4%
2997	MAINTENANCE/OFFICE BUILDING 1900 Buchanan Blvd. Boulder City	4444	2009	1/26/2022	\$10,000	\$0	\$44,400	\$54,400	\$1,333,200	4%
3150	OUTDOOR COMMITTAL BLDG 1900 Buchanan Blvd. Boulder City	691	2012	1/26/2022	\$0	\$0	\$6,900	\$6,900	\$207,300	3%
9890	SOUTHERN NV. VETERANS MEMORIAL CEMETERY 1900 Buchanan Blvd. Boulder City		0	1/26/2022	\$15,000	\$456,700	\$0	\$471,700		0%
Report Totals.....:		16,876			\$55,000	\$677,400	\$236,000	\$968,400	\$4,874,099	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.

SPWD Facility Condition Analysis

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SOUTHERN NV. VETERANS MEMORIAL CEMETERY

SPWD Facility Condition Analysis - 9890

Survey Date: 1/26/2022

SOUTHERN NV. VETERANS MEMORIAL CEMETERY**BUILDING REPORT**

The Southern Nevada Veterans Memorial Cemetery is located approximately 25 miles south of downtown Las Vegas in Boulder City, Nevada. The Cemetery was established in 1990. The site consists of 79 acres with approximately 35 acres developed at the time of the site survey. There is a paved parking area with ADA accessible parking stalls and irrigated landscaping along with a mix of turf and xeriscape landscaping. There is currently no gas service to the buildings on site. All utilities are electric.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$15,000****Currently Critical****Immediate to Two Years****Project Index #: 9890SFT1****Construction Cost \$15,000****SIDEWALK REPLACEMENT**

The sidewalks serving the cemetery site are deteriorated and failing. In some areas the concrete has heaved and there is settling in other locations. At one location, the tripping hazard exceeds 1 1/2" in height. This project addresses removal and replacement of existing sidewalks as needed. 1000 square feet 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 ADAAG were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$456,700****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9890SIT5****Construction Cost \$20,000****ASPHALT PAVING REPAIRS**

There are several areas of asphalt paving that are damaged and in need of repairs. The asphalt is rolling up on itself as cars push it against the curb creating a thick mass of extra asphalt on the edge of the road. The cause of the problem may be a poor asphalt mix or too much asphalt placed in these areas. This project would provide for removing and replacing the damaged areas of asphalt. Disposal of the existing asphalt is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/12/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2022.

Project Index #: 9890SIT4**Construction Cost \$178,300****CRACK FILL & 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 and parking areas. 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.

225,000 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 04/12/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2022.

This project is approved under CIP 21-S05(8) and the estimate is based off that project.

Project Index #: 9890SEC1**Construction Cost \$258,400****SECURITY SURVEILLANCE SYSTEM INSTALLATION**

The site is lacking video surveillance. Thefts have occurred in the maintenance area and car damage and physical altercations have occurred in the on-site parking area. Video surveillance would also discourage trespassers. This project would provide for the installation of video surveillance at the maintenance yard area and the main area surrounding the Chapel, Administration Building and parking lot. Digital communication between these two areas planned via existing conduit. This project does not include trenching or camera pole installation. Cameras to be mounted on existing structures.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$15,000
Priority Class 2:	\$456,700
Priority Class 3:	\$0
Grand Total:	\$471,700

OUTDOOR COMMITTAL BLDG

SPWD Facility Condition Analysis - 3150

Survey Date: 1/26/2022

**OUTDOOR COMMITTAL BLDG
BUILDING REPORT**

The Outdoor Committal Building is a pavilion style open air building that provides an outdoor setting for Chapel services for fallen Veterans. The building has a stucco exterior with a combination of a standing seam metal hip roof and single ply membrane. The single ply roofing is original 2012 construction with a 20 year warranty.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$6,900**
Long-Term Needs **Four to Ten Years**

**Project Index #: 3150EXT1
Construction Cost \$6,900**

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 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.

BUILDING INFORMATION:

Gross Area (square feet): 691	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 2012	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Stucco / EIFS	Construction Type: Wood Framed
Exterior Finish 2: 0 %	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: \$9.99
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$207,000
Priority Class 3: \$6,900	Facility Replacement Cost per Square Foot: \$300
Grand Total: \$6,900	FCNI: 3%

ADMINISTRATION BUILDING

SPWD Facility Condition Analysis - 3147

Survey Date: 1/26/2022

**ADMINISTRATION BUILDING
BUILDING REPORT**

The office building is a one story building housing the Veterans Memorial Cemetery administrative offices including the Director's Office, Personnel Offices, File Room, and Restrooms. The building has a stucco exterior with aluminum storefront glazing systems and exterior doors. The roof consists of standing seam metal hip roof and single ply membrane in low slope areas for the HVAC equipment. The single ply roofing and HVAC rooftop units are original construction from 2012. There are Men's and Women's accessible restrooms, fire sprinklers and a fire alarm system.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$10,000**
Currently Critical **Immediate to Two Years**

ARC FLASH and ELECTRICAL COORDINATION STUDY **Project Index #: 3147ELE1**
Construction Cost \$10,000

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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$7,500**
Necessary - Not Yet Critical **Two to Four Years**

DRAINAGE IMPROVEMENT **Project Index #: 3147EXT2**
Construction Cost \$7,500

The building roof drain and the fire sprinkler system drain on the south side of the building both discharge directly on the sidewalk. The water sheet flows across the sidewalk and drops into a below grade valve access vault causing the vault to fill with water. This project recommends installing a catch basin at the discharge to capture the water and direct it to the storm drain approximately 30 feet away. This project includes saw cutting the sidewalk, trenching and installation of a small storm water lateral to the new catch basin. Restoration of the sidewalk and landscaping are included in this project.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$56,300**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES **Project Index #: 3147EXT1**
Construction Cost \$13,700

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.

FLOORING REPLACEMENT **Project Index #: 3147INT2**
Construction Cost \$28,900

The VCT (vinyl composite tile) and carpet in the building is original to the building and was in fair condition at the time of the survey. It is recommended that the flooring planned to be replaced in the next 6 - 8 years. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet.

Project Index #: 3147INT1
Construction Cost \$13,700

INTERIOR FINISHES

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 6 - 8 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): 2,741	IBC Occupancy Type 1: 100 % B
Year Constructed: 2012	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Stucco / EIFS	Construction Type: Wood Framed
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$10,000	Project Construction Cost per Square Foot: \$26.92
Priority Class 2: \$7,500	Total Facility Replacement Construction Cost: \$1,234,000
Priority Class 3: \$56,300	Facility Replacement Cost per Square Foot: \$450
Grand Total: \$73,800	FCNI: 6%

OPEN METAL CANOPY

SPWD Facility Condition Analysis - 2998

Survey Date: 1/26/2022

**OPEN METAL CANOPY
BUILDING REPORT**

The canopy building is mostly an open metal structure with partial concrete walls on two sides and three interior concrete walls dividing storage bin areas. The building is used for material storage, parking, and vehicle washing.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$10,000**
Currently Critical **Immediate to Two Years**

Project Index #: 2998EXT2
Construction Cost \$10,000

ROOF REPAIRS

The standing seam metal roof on this structure had active leaks at the time of the survey. The leaks were evidenced by broken light fixtures under the roof which were filled with water. It is recommended that the roof structure is repaired immediately to prevent further damage to equipment which it is supposed to protect.

This project or a portion thereof was previously recommended in the FCA report dated 04/12/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2022.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$8,400**
Long-Term Needs **Four to Ten Years**

Project Index #: 2998EXT1
Construction Cost \$8,400

EXTERIOR FINISHES

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): 4,200	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 2009	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 50 % Precast Concrete	Construction Type: Concrete & Steel
Exterior Finish 2: 50 % Open	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$10,000	Project Construction Cost per Square Foot:	\$4.38
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$420,000
Priority Class 3:	\$8,400	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$18,400	FCNI:	4%

MAINTENANCE/OFFICE BUILDING

SPWD Facility Condition Analysis - 2997

Survey Date: 1/26/2022

**MAINTENANCE/OFFICE BUILDING
BUILDING REPORT**

The Maintenance/Office building is a concrete masonry unit and steel framed structure with a standing seam metal roofing system on a concrete foundation. There are offices, storage rooms, a conference area, and 4 large bays used for equipment storage and repair. There is a split HVAC unit for the office space and evaporative cooling for the large bays. The facility has Men's and Women's ADA compliant restrooms as well as a fire alarm and sprinkler system.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$10,000**
Currently Critical **Immediate to Two Years**

ARC FLASH and ELECTRICAL COORDINATION STUDY

**Project Index #: 2997ELE1
Construction Cost \$10,000**

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.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$44,400**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

**Project Index #: 2997EXT1
Construction Cost \$22,200**

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 are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 7-9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

**Project Index #: 2997INT1
Construction Cost \$22,200**

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): 4,444	IBC Occupancy Type 1: 50 % S-1
Year Constructed: 2009	IBC Occupancy Type 2: 50 % B
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry Units
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Basement? No
	Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$10,000	Project Construction Cost per Square Foot:	\$12.24
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$1,333,000
Priority Class 3:	\$44,400	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$54,400	FCNI:	4%

CHAPEL

SPWD Facility Condition Analysis - 2105

Survey Date: 1/26/2022

**CHAPEL
BUILDING REPORT**

The Chapel is located in the center of the Southern Nevada Veterans Memorial Cemetery in Boulder City, Nevada and provides non-denominational services for fallen Veterans. The building has a stucco exterior with large aluminum storefront glazing areas that open to the exterior spaces. The roof consists of standing seam metal hip roofs, single ply membrane in low slope areas for the HVAC equipment and a translucent skylight at the ridge. The single ply roofing was replaced in 2009 with a 15 year warranty. Three of the six Rooftop HVAC Units were replaced in 2017. There are Men's and Women's restrooms which are mostly ADA compliant, fire sprinklers and a fire alarm system.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$10,000**
Currently Critical **Immediate to Two Years**

ARC FLASH and ELECTRICAL COORDINATION STUDY **Project Index #: 2105ELE2**
Construction Cost \$10,000

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.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$213,200**
Necessary - Not Yet Critical **Two to Four Years**

CEILING TILE REPLACEMENT **Project Index #: 2105INT3**
Construction Cost \$28,800

The ceiling in the building is mostly covered with a suspended ceiling system. The ceiling tiles in the system are damaged and stained and some are coming loose from the substrate. This project would provide for the replacement of the ceiling tiles. Removal and disposal of the existing tiles is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 06/09/2005 and 04/12/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2022.

EXTERIOR FINISHES **Project Index #: 2105EXT1**
Construction Cost \$24,000

The exterior finishes were in fair to poor 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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 06/09/2005 and 04/12/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2022.

GYPSUM BOARD REPAIR **Project Index #: 2105INT5**
Construction Cost \$7,500

Past water leaks and moisture intrusion have damaged the gypsum board interior ceiling soffits on the north side of the Chapel and the wall above the east entry doors. This project recommends removing and replacing the damaged drywall, refinish and paint. This project should be implemented concurrently with the Interior Finishes project.

HVAC EQUIPMENT REPLACEMENT

Project Index #: 2105HVA1

Construction Cost \$40,000

There are 6 rooftop packaged HVAC rooftop units (RTU's) on the building and 3 of the 6 are original to the building and need replacement. The packaged HVAC units have reached the end of their expected and useful life. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project would provide for the installation of three new RTU's. Also included in this estimate is new curb adapters, roofing modifications, 100 feet of new condensate line, crane and rigging removal and installation and all required connections to utilities.

INTERIOR FINISHES

Project Index #: 2105INT1

Construction Cost \$24,000

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. This project or a portion thereof was previously recommended in the FCA report dated 06/09/2005 and 04/12/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2022.

LIGHTING UPGRADE

Project Index #: 2105ENR1

Construction Cost \$15,100

The existing lighting fixtures are the older fluorescent type and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Electrical wiring upgrades are not included in this estimate.

RESTROOM UPGRADE

Project Index #: 2105INT4

Construction Cost \$6,000

The ADA accessible restrooms need refurbishment. The quality of materials are inadequate for the high usage at this facility, and the counter tops are delaminating and failing. This project recommends the replacement of the existing countertops and associated equipment with solid surface, quality components. All work shall comply with the 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design. This estimate includes disposal of the existing materials.

SITE BOLLARDS

Project Index #: 2105SIT1

Construction Cost \$8,000

There is a loading/unloading area for visitors along the north side of the building. There are two pillars that have one or two 4" diameter roof drain downspouts protruding beyond the edge of the curb. This project recommends the installation of 4-8" diameter pipe bollards filled with concrete on each side of the pillars to protect the downspouts.

This project or a portion thereof was previously recommended in the FCA report dated 06/09/2005 and 04/12/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/26/2022.

STOREFRONT SYSTEMS UPGRADE

Project Index #: 2105EXT6

Construction Cost \$57,600

The aluminum storefront window and door framing is in poor condition. Window panes are dropping in the frames and there are locations of water intrusion above the entry doors on the east side of the building. The storefront system requires repairs and some windows and all of the exterior doors need replacement. This project will provide funding to repair the storefront system, replace windows as needed and replace the exterior storefront door systems.

WATER HEATER REPLACEMENT

Project Index #: 2105PLM1

Construction Cost \$2,200

There is a 50 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2 - 3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS

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

Long-Term Needs

Four to Ten Years

Project Index #: 2105EXT7

Construction Cost \$120,000

ROOF REPLACEMENT

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 2009. Based on the expected roofing lifespan, it is recommended that this building be re-roofed in the next 8 - 10 years to be consistent with the roofing program.

BUILDING INFORMATION:

Gross Area (square feet): 4,800	IBC Occupancy Type 1: 100 % A-3
Year Constructed: 1999	IBC Occupancy Type 2: %
Exterior Finish 1: 80 % Painted Stucco / EIFS	Construction Type: Wood Framed
Exterior Finish 2: 20 % Storefront glass	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$10,000	Project Construction Cost per Square Foot: \$71.50
Priority Class 2: \$213,200	Total Facility Replacement Construction Cost: \$1,680,000
Priority Class 3: \$120,000	Facility Replacement Cost per Square Foot: \$350
Grand Total: \$343,200	FCNI: 20%

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 Memorial Cemetery Site – FCA Site #9890
Description: Sidewalk Replacement Needed.



Southern Nevada Veterans Memorial Cemetery Site – FCA Site #9890
Description: Perimeter Fence Damaged During Theft Event.



Southern Nevada Veterans Memorial Cemetery Site – FCA Site #9890
Description: Asphalt Paving Repairs.



Outdoor Committal Building – FCA Building #3150
Description: Exterior of the Building.



Administration Building – FCA Building #3147
Description: Exterior of the Building.



Administration Building – FCA Building #3147
Description: Drainage Modifications Needed.



Open Metal Canopy – FCA Building #2998
Description: Exterior of the Structure.



Maintenance / Office Building – FCA Building #2997
Description: Exterior of the Building.



Chapel – FCA Building #2105
Description: Exterior of the Building.



Chapel – FCA Building #2105
Description: Ceiling Tile Replacement Needed.



Chapel – FCA Building #2105
Description: Gypsum Board Repairs Needed.



Chapel – FCA Building #2105
Description: Storefront Glazing System Repairs Needed.