State of Nevada Department of Motor Vehicles Buildings & Grounds Section

DEPARTMENT OF MOTOR VEHICLES – FLAMINGO ROAD

8250 West Flamingo Road Las Vegas, Nevada 89147

Site Number: 9901 STATE OF NEVADA PUBLIC WORKS DIVISION FACILITY CONDITION ANALYSIS



Report distributed in November 2021

State of Nevada Department of Motor Vehicles Buildings & Grounds Section

The Facility Condition Analysis Program was created under the authority found in NRS 341.128. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects, and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

Establishing a Facility Condition Needs Index (FCNI) for each building

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

Class Definitions

PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9901		Facility Condition Needs Index Report			Cost to	Cost to	Cost to	Total Cost	Cost to		
Index #	Building Name	_	Sq. Feet	Yr. Built	Survey Date		Repair: P2	Repair: P3	to Repair	Replace	FCNI
0520	DMV FLAMINGO WAR	EHOUSE	9723	1995	5/24/2018	\$37,500	\$43,680	\$217,796	\$298,976	\$1,944,600	15%
	8250 W. Flamingo Road	Las Vegas									
0338	DMV FLAMINGO OFFIC	CE	31800	1995	5/24/2018	\$147,300	\$368,440	\$477,000	\$992,740	\$11,130,000	9%
	8250 W. Flamingo Road	Las Vegas									
0366	DMV FLAMINGO INSPECTION STATION		900	1995	5/24/2018	\$0	\$3,500	\$20,200	\$23,700	\$315,000	8%
	8250 W. Flamingo Road	Las Vegas									
9901	DMV FLAMINGO ROAD SITE			0	5/24/2018	\$41,000	\$329,700	\$0	\$370,700		0%
	8250 W. Flamingo Road	Las Vegas									
		Report Totals:	42,423	<u>==</u>		\$225,800	\$745,320	\$714,996	\$1,686,116	\$13,389,600	13%

Wednesday, November 10, 2021

Acronyms List

Acronym	Definition
Building Codes, Laws, Regulations and Guidelines	
АНЈ	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
State of Nevada	-
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
Miscellaneous	
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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Building Name	Index #		
DMV FLAMINGO ROAD SITE	9901		
DMV FLAMINGO WAREHOUSE	0520		
DMV FLAMINGO INSPECTION STATION	0366		
DMV FLAMINGO OFFICE	0338		

State of Nevada / Motor Vehicles
DMV FLAMINGO ROAD SITE
SPWD Facility Condition Analysis

SPWD Facility Condition Analysis - 9901

Survey Date: 5/24/2018

DMV FLAMINGO ROAD SITE BUILDING REPORT

The DMV Flamingo Road site is located in West Las Vegas and was built in 1995. The site has 3 main buildings, the registration and licensing office building, an inspection station and a large warehouse. It has ample parking including ADA accessible parking, driver training course areas and has xeriscape landscaping. The site is served by City water with backflow prevention, City sewer, electrical and natural gas service. The site is well maintained.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$41,000

Currently Critical Immediate to Two Years

ACCESSIBLE ENTRANCE RAMP

Project Index #: 9901ADA4
Construction Cost \$35,000

9901SIT3

\$6,000

Project Index #:

Construction Cost

Site number: 9901

This facility has an ADA accessible ramp located on the east side of the building. This ramp is on the accessible path of travel from the accessible parking space to the rear entrance of the building. The ramp itself does not have compliant slopes and landings due to sub-grades shifting, settling and heaving. This project would provide for an upgrade to the ramp to make it fully ADA compliant. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 4/25/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 5/24/2018.

SIDEWALK REPLACEMENT

Portions of the sidewalks serving the buildings on this site are deteriorated and failing. A tree root has caused the sidewalk to heave leading to the Employee break area at the rear of the building and is causing a trip hazard. 400 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.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$329,700

Necessary - Not Yet Critical Two to Four Years

Project Index #: 9901SIT2 Construction Cost \$329,700

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, parking areas and driving test 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. 228,000 square feet of asphalt area was used to generate this estimate. Additionally, the curb stops are cracked and rebar is exposed causing a safety hazard. This project would also provide for the replacement of 100 curb stops.

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PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$41,000
Priority Class 2: \$329,700
Priority Class 3: \$0
Grand Total: \$370,700

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State of Nevada / Motor Vehicles DMV FLAMINGO WAREHOUSE SPWD Facility Condition Analysis - 0520

Survey Date: 5/24/2018

DMV FLAMINGO WAREHOUSE BUILDING REPORT

The Warehouse is an uninsulated concrete masonry unit and steel framed structure with a standing seam metal roofing system on a concrete foundation. It is the central warehouse and storage building for all DMV and Public Safety operations in the Las Vegas area. It has an office area which has two wall mounted heat pumps, an ADA accessible unisex restroom and a large storage / warehouse area including a loading dock. The facility has a fire sprinkler and alarm system and the building is heated and cooled by 4 evaporative coolers on the roof and 3 gas fired heating units hung from the ceiling.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$37,500

Site number: 9901

\$35,000

Immediate to Two Years **Currently Critical**

Project Index #: 0520ADA1 ADA RAMP UPGRADES **Construction Cost**

This facility has an ADA accessible ramp located on the south side of the building. This ramp is on the accessible path of travel from the accessible parking space to the entrance of the building. The ramp does not have proper handrails, signage or edge protection. This project would provide for an upgrade to the ramp to make it fully ADA compliant. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 4/25/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 5/24/2018.

Project Index #: 0520ADA2 ADA SIGNAGE **Construction Cost** \$2,500

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC -2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 4/25/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 5/24/2018.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects:** \$43,680

Necessary - Not Yet Critical Two to Four Years

Project Index #: 0520HVA4 EVAPORATIVE COOLER REPLACEMENT **Construction Cost** \$26,880

There are currently six evaporative coolers mounted on the roof of the warehouse. They are severely scaled and have reached the end of their serviceable life. This project would provide for six new evaporative coolers to be installed, and includes removal and disposal of the old evaporative coolers and utility connections to the new units.

Project Index #: 0520HVA3 **HVAC REPLACEMENT - OFFICES Construction Cost** \$16,800

There are 2 wall-mounted packaged heating and cooling units installed in the offices. They are original to the building and have reached the end of their useful and expected life. This project would provide for 2 new packaged units to be installed including all required connections to utilities. The estimate includes removal and disposal of the old units. This project or a portion thereof was previously recommended in the FCA report dated 4/25/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 5/24/2018.

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PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$217,796

Long-Term Needs Four to Ten Years

Project Index #: 0520EXT1
EXTERIOR FINISHES Construction Cost \$108,898

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.

Project Index #: 0520INT1
INTERIOR FINISHES
Construction Cost \$108,898

The interior finishes are in fair condition. It is recommended that the interior gypsum board 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. There are also damaged areas from forklifts that need repairs. 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): 9,723 IBC Occupancy Type 1: 80 % S-1 Year Constructed: 1995 IBC Occupancy Type 2: 20 % B

Exterior Finish 1: 100 % Concrete Masonry U Construction Type: Concrete Masonry Units & Steel

Exterior Finish 2: % IBC Construction Type: III-B
Number of Levels (Floors): 1 Basement? No Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$37,500 **Project Construction Cost per Square Foot:** \$30.75 **Priority Class 2:** \$43,680 **Total Facility Replacement Construction Cost:** \$1,945,000 **Priority Class 3:** \$217,796 **Facility Replacement Cost per Square Foot:** \$200 **Grand Total:** \$298,976 15% FCNI:

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State of Nevada / Motor Vehicles

DMV FLAMINGO INSPECTION STATION SPWD Facility Condition Analysis - 0366

Survey Date:

5/24/2018

DMV FLAMINGO INSPECTION STATION BUILDING REPORT

The Inspection Station is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. The roof was replaced in 2014. It has an office area with a unisex restroom and a wall mounted heat pump for heating and cooling needs and a large canopy for vehicle inspections. The facility does not have a fire sprinkler or alarm system.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$3,500

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

EXTERIOR LIGHTING UPGRADE

0366ENR2 **Project Index #: Construction Cost** \$3,500

Site number: 9901

The existing exterior lighting fixtures are original to the building and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. Light emitting diode (LED) fixtures are suggested. The estimate is for the replacement of six fixtures which are located under the canopy structure and two porch lights, one by each exterior door. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 4/25/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 5/24/2018.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$20,200

Four to Ten Years Long-Term Needs

Project Index #: 0366EXT1 EXTERIOR FINISHES **Construction Cost** \$10,100

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost 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.

Project Index #: 0366INT1 INTERIOR FINISHES **Construction Cost** \$10,100

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.

BUILDING INFORMATION:

Gross Area (square feet): 900 IBC Occupancy Type 1: 100 % B Year Constructed: 1995 **IBC Occupancy Type 2:**

% Exterior Finish 1: 90 Concrete Masonry U Construction Type: Concrete Masonry Units & Steel

Exterior Finish 2: 10 Metal Siding IBC Construction Type: III-B % Percent Fire Supressed: 0 Number of Levels (Floors): 1 **Basement?**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0 **Project Construction Cost per Square Foot:** \$26.33 **Priority Class 2:** \$3,500 **Total Facility Replacement Construction Cost:** \$315,000 **Priority Class 3:** \$20,200 Facility Replacement Cost per Square Foot: \$350 **Grand Total:** \$23,700 FCNI: 8%

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State of Nevada / Motor Vehicles
DMV FLAMINGO OFFICE

SPWD Facility Condition Analysis - 0338

Survey Date: 5/24/2018

DMV FLAMINGO OFFICE BUILDING REPORT

The DMV Office is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. The roof was replaced in 2014. It contains office space for employees, a testing room, ADA accessible restrooms, a mechanical room and a large lobby / waiting area with seats and service counters for registration and licensing transactions. It has two large roof mounted packaged HVAC units, two hot water boilers, an AC roof mounted unit for the computer room and a roof mounted evaporative cooler for the mechanical room, which was not working at the time of the 2011 survey. The facility has a fire sprinkler and alarm system.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$147,300

Currently Critical Immediate to Two Years

Project Index #: 0338ADA3
ADA SIGNAGE Construction Cost \$5,600

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

This project or a portion thereof was previously recommended in the FCA report dated 4/25/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 5/24/2018.

EXTERIOR STOREFRONT ENTRANCE REPLACEMENT

Project Index #: 0338EXT3 Construction Cost \$112,000

Site number: 9901

Seven exterior storefront entrance doors to the building are surrounded by an exterior metal curtain wall system. These doors are damaged and do not prevent water from penetrating the building. Age and damage from wear and tear also has led to this failure. This project would provide for the replacement and installation of 7 storefront entrance system doors including hardware. Removal and disposal of the existing doors is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 4/25/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 5/24/2018.

JANITORS CLOSET REPAIR

Project Index #: 0338INT5
Construction Cost \$1,700

The mop sink in the Janitors Closet is mounted adjacent to gypsum board and is 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.

ROOF HATCH REPLACEMENT

Project Index #: 0338SFT1
Construction Cost \$5,600

The roof hatch is original to the building and has reached the end of its useful life. The compression spring operators do not function properly, the latches and handles are worn and the seals and flashing have deteriorated. A faulty roof hatch is a safety hazard to anyone accessing the roof. This project would provide for removal and disposal of the existing roof hatch and purchase and installation of a new roof hatch.

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WATER TREATMENT SYSTEM REPLACEMENT

Project Index #: 0338PLM4 Construction Cost \$22,400

The existing water softening/ treatment systems in the building are currently not operational. They are original to the building and approaching the end of their lifecycles. 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 softeners/ treatment systems with new equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$368,440

Necessary - Not Yet Critical Two to Four Years

BREAK ROOM REMODEL

Project Index #: 0338INT1
Construction Cost \$24,600

The kitchenette and associated cabinets in the employee break room are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and counter tops are delaminating and failing. This project recommends the replacement of the existing kitchen counters, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) should be incorporated into the design such as providing an accessible sink. The adjacent room used to be a Smoking Room which left the ceiling tiles stained yellow. It is recommended to replace the ceiling tiles as well. This estimate includes removal and disposal of the existing materials.

CUSTOMER SERVICE COUNTERS AND CASEWORK UPGRADE

Project Index #: 0338INT7 Construction Cost \$53,640

The built-in Customer Service counters and cabinetry are original to the building. The quality of construction and installation was inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. ADA compliance according to NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the ADA Standards for Accessible Design should be incorporated into the design such as providing an accessible sink. 100 linear feet of casework was used for this estimate. This estimate includes removal and disposal of the existing materials.

EVAPORATIVE COOLER REPLACEMENT

Project Index #: 0338HVA2 Construction Cost \$4,000

An evaporative cooler is installed in the mechanical room that is no longer operational. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

This project or a portion thereof was previously recommended in the FCA report dated 4/25/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 5/24/2018.

EXTERIOR WALL PACK LIGHTING REPLACEMENT

Project Index #: 0338ENR3
Construction Cost \$21,000

The building mounted wall pack lights appear to be original to the building. These fixtures have High Pressure Sodium (HPS) lamps and are less efficient. This project would provide for the replacement of the existing wall pack fixtures with LED wall packs using the existing wiring.

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GAS METER ENCLOSURE REPAIRS

Project Index #: 0338PLM1 Construction Cost \$2,000

The gas meter has a steel fence enclosure that has been damaged by a fork lift truck. This project would repair and repaint the enclosure.

This project or a portion thereof was previously recommended in the FCA report dated 11/02/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/24/2018.

LIGHTING UPGRADE

Project Index #: 0338INT4 Construction Cost \$111,300

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. Any electrical wiring upgrades are not included in this estimate.

RESTROOM REMODEL

Project Index #: 0338INT3
Construction Cost \$150,000

The men's and women's public restrooms are subject to heavy use and should be scheduled for renovation on a cyclical basis. The finishes, sinks, fixtures, toilets and exhaust fans are showing signs of wear and deterioration. This project would provide for a complete renovation of the restrooms including floor replacement. The removal and disposal of the existing fixtures and finishes is included in this estimate.

WATER HEATER REPLACEMENT

Project Index #: 0338PLM2 Construction Cost \$1,900

There is a 40 gallon gas-fired water heater serving the customer restrooms. 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 gas-fired 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: \$477,000

Long-Term Needs

Four to Ten Years

Project Index #: 0338EXT1
EXTERIOR FINISHES Construction Cost \$159,000

The exterior finishes are in fair condition, however, expansion joint caulking on all exterior surfaces needs replacement. 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 cleaning and sealing the concrete masonry units, repairing and painting the stucco and caulking of the metal panels, windows, flashing, fixtures and all other penetrations. Attention should be paid to the stucco which has extensive cracking and may need to be scheduled for repair. It is recommended that the building be sealed, painted 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 #: 0338INT6
Construction Cost \$318,000

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 7 - 9 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.

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BUILDING INFORMATION:

Gross Area (square feet): 31,800 IBC Occupancy Type 1: 70 % B
Year Constructed: 1995 IBC Occupancy Type 2: 30 % A-3

Exterior Finish 1: 80 % Concrete Masonry U Construction Type: Concrete Masonry Units & Steel

Exterior Finish 2: 20 % Curtain Wall/Metal P IBC Construction Type: III-A Number of Levels (Floors): 1 Basement? No Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$147,300 Project Construction Cost per Square Foot: \$31.22
Priority Class 2: \$368,440 Total Facility Replacement Construction Cost: \$11,130,000
Priority Class 3: \$477,000 Facility Replacement Cost per Square Foot: \$350
Grand Total: \$992,740 FCNI: 9%

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

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DMV Flamingo Road Site - Site #9901 Description: Accessible Entrance Ramp.



DMV Flamingo Road Site - Site #9901 Description: Crack Fill and Seal Asphalt Paving.



DMV Flamingo Road Site - Site #9901 Description: Broken Curb Stops Need Replacement.



DMV Flamingo Warehouse – Building #0520 Description: Evaporative Coolers Need Replacement



DMV Flamingo Warehouse - Building #0520 Description: View of Interior Office Space.



DMV Flamingo Inspection Station - Building #0366 Description: View of Building Exterior.



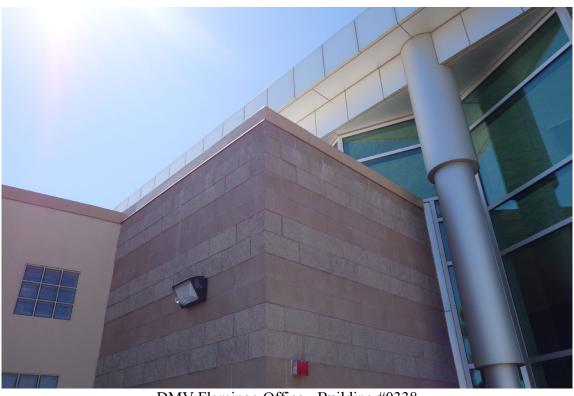
DMV Flamingo Inspection Station - Building #0366 Description: Exterior Lighting Upgrade Recommended.



DMV Flamingo Office - Building #0338
Description: Expansion Joint Caulking Replacement Needed – All Locations.



DMV Flamingo Office - Building #0338 Description: Customer Service Casework Replacement



DMV Flamingo Office - Building #0338 Description: Exterior Wall Pack Lighting Upgrade.



DMV Flamingo Office - Building #0338 Description: Roof Hatch Replacement Needed.



DMV Flamingo Office - Building #0338 Description: View of Roof Mounted HVAC Equipment.