

State of Nevada
Department of Motor Vehicles
Buildings & Grounds Division
DMV Office – Flamingo Road
Facility Condition Analysis

DEPARTMENT OF MOTOR VEHICLES OFFICE – FLAMINGO ROAD

8250 West Flamingo Road
Las Vegas, Nevada 89147

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



Report Printed in August 2011

State of Nevada
Department of Motor Vehicles
Buildings & Grounds Division
DMV Office – Flamingo Road
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Board 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 SPWB 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 Board 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

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
0338	DMV FLAMINGO OFFICE 8250 W. Flamingo Road Las Vegas	31800	1995	4/25/2011	\$12,000	\$752,100	\$636,000	\$1,400,100	\$9,540,000	15%
0366	DMV FLAMINGO INSPECTION STATION 8250 W. Flamingo Las Vegas	900	1995	4/25/2011	\$0	\$21,000	\$0	\$21,000	\$202,500	10%
0520	DMV FLAMINGO WAREHOUSE 8250 W. Flamingo Las Vegas	9723	1995	4/25/2011	\$11,200	\$67,615	\$0	\$78,815	\$1,944,600	4%
9901	DMV FLAMINGO ROAD SITE 8250 W. Flamingo Las Vegas		0	4/25/2011	\$35,500	\$179,000	\$0	\$214,500		0%
Report Totals.....:		42,423			\$58,700	\$1,019,715	\$636,000	\$1,714,415	\$11,687,100	15%

SPWB Facility Condition Analysis

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Building Name	Index #
DMV FLAMINGO ROAD SITE	9901
DMV FLAMINGO WAREHOUSE	0520
DMV FLAMINGO INSPECTION STATION	0366
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**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 main DMV office, registration and licensing 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: \$35,500**
Currently Critical **Immediate to Two Years**

ADA SIGNAGE

Project Index #: 9901ADA2
Construction Cost \$7,500

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. 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. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 9901ADA1
Construction Cost \$25,000

ADA SITE UPGRADES

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. There is an accessible path on the east side of the DMV building that is not fully compliant. Starting at the ADA parking space, the path is obstructed by the sloped curb in front of the loading zone. From there, the sidewalk has heaved and caused the concrete to buckle between the loading zone and the ADA ramp. The ramp itself does not have compliant slopes and landings due to sub-grades shifting, settling and heaving. The handrails on the ramp also need to be upgraded. This project would provide for a revision of the parking layout to provide a compliant loading zone, repairing the heaving sidewalk and replacing the concrete and handrails on the ramp. This will require regrading, placement of P.C. concrete, signage, striping, handrails and any other necessary upgrades. The 2006 IBC, ICC/ANSI A117.1 - 2003 and the most current version of the Americans With Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project. It is recommended that this project coincide with the Slurry Seal Asphalt Paving project. 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 04/25/2011.

Project Index #: 9901ENV1
Construction Cost \$3,000

PIGEON ABATEMENT

The site and buildings have been inhabited by pigeons. The birds introduce a potential risk of disease, cause maintenance problems with the mechanical systems and cost labor time for general clean-up. This project provides for removal and disposal of pigeon debris, eggs and carcasses from the site and buildings by a licensed pest control business.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$179,000**
Necessary - Not Yet Critical **Two to Four Years**

SOLAR SITE LIGHTING INSTALLATION

Project Index #: 9901ENR1
Construction Cost \$42,000

There are 14 existing light poles around the site. These lights are original to the development and not energy efficient. This project would provide for the installation of 14 solar powered LED exterior light fixtures to be mounted on the existing light poles. This estimate is for fixtures only including installation. Light poles and concrete bases are not included.

Project Index #: 9901SIT1
Construction Cost \$132,000

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. 220,000 square feet of asphalt area was used to generate this estimate. It is recommended that this project coincide with the ADA Site Upgrades project.

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 04/25/2011.

Project Index #: 9901ADA3
Construction Cost \$5,000

SITE CIRCULATION IMPROVEMENTS

The site layout between the parking lot and the main public entrance to the building has proven to be problematic. There is not a central walkway through the xeriscape and people routinely walk through the dirt landscaping. This damages the landscaping and brings dirt into the building. This project would provide for improvements to this area of the site to provide sidewalks, barriers and fences leading up to the entrance of the building in order to alleviate the problematic issues. ADA guidelines should be incorporated into the design according to NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG).

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$35,500
Priority Class 2:	\$179,000
Priority Class 3:	\$0
Grand Total:	\$214,500

**DMV FLAMINGO WAREHOUSE
BUILDING REPORT**

The Warehouse is an uninsulated concrete masonry unit and steel frames structure with a metal and single-ply 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. The building is well maintained and in good shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$11,200**
Currently Critical **Immediate to Two Years**

ADA RAMP UPGRADES **Project Index #: 0520ADA1**
Construction Cost \$10,000

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 - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

ADA SIGNAGE **Project Index #: 0520ADA2**
Construction Cost \$1,200

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$67,615**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES **Project Index #: 0520EXT1**
Construction Cost \$48,615

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 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 11/02/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/25/2011.

HVAC REPLACEMENT - OFFICES **Project Index #: 0520HVA3**
Construction Cost \$6,000

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.

Project Index #: 0520INT1
Construction Cost \$13,000

INTERIOR FINISHES

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 2-3 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
Year Constructed: 1995
Exterior Finish 1: 100 % Concrete Masonry U
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 80 % S-1
IBC Occupancy Type 2: 20 % B
Construction Type: Concrete Masonry Units & Steel
IBC Construction Type: III-B
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$11,200	Project Construction Cost per Square Foot:	\$8.11
Priority Class 2:	\$67,615	Total Facility Replacement Construction Cost:	\$1,945,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$78,815	FCNI:	4%

**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. 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 and alarm system and is well maintained.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$21,000**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

Project Index #: 0366EXT1
Construction Cost \$4,500

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 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 11/02/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/25/2011.

EXTERIOR LIGHTING UPGRADE

Project Index #: 0366ENR2
Construction Cost \$1,200

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.

INTERIOR FINISHES

Project Index #: 0366INT1
Construction Cost \$4,500

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.

ROOF REPLACEMENT

Project Index #: 0366EXT3
Construction Cost \$10,800

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 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 1995. It is recommended that this building be re-roofed in the next 3-4 years to be consistent with the roofing program.

BUILDING INFORMATION:

Gross Area (square feet): 900
Year Constructed: 1995
Exterior Finish 1: 90 % Concrete Masonry U
Exterior Finish 2: 10 % Metal Siding
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Units & Steel
IBC Construction Type: III-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$23.33
Priority Class 2:	\$21,000	Total Facility Replacement Construction Cost:	\$202,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$225
Grand Total:	\$21,000	FCNI:	10%

**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. 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 and is well maintained.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$12,000**
Currently Critical **Immediate to Two Years**

ADA SIGNAGE

Project Index #: 0338ADA3
Construction Cost \$4,000

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

DUAL LEVEL DRINKING FOUNTAIN REPLACEMENT

Project Index #: 0338ADA2
Construction Cost \$8,000

This building contains two ADA compliant water fountains that are not operational. The sensors are not working on one fountain and the other one has a mechanical problem. The 2006 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of two new accessible fixed high/ low ADA drinking fountains and removal and disposal of the existing fountains. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$752,100**
Necessary - Not Yet Critical **Two to Four Years**

BREAK ROOM REMODEL

Project Index #: 0338INT1
Construction Cost \$20,000

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 - 2006, ICC/ANSI A117.1 - 2003 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.

EVAPORATIVE COOLER REPLACEMENT

Project Index #: 0338HVA2
Construction Cost \$3,000

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.

EXTERIOR FINISHES

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

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 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 11/02/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/25/2011.

EXTERIOR STOREFRONT ENTRANCE REPLACEMENT

Project Index #: 0338EXT3
Construction Cost \$28,000

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.

GAS METER ENCLOSURE REPAIRS

Project Index #: 0338PLM1
Construction Cost \$1,500

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 04/25/2011.

INTERIOR FINISHES

Project Index #: 0338INT2
Construction Cost \$159,000

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.

ROOF REPLACEMENT

Project Index #: 0338EXT4
Construction Cost \$381,600

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 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 1995. It is recommended that this building be re-roofed in the next 3-4 years to be consistent with the roofing program.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$636,000

Long-Term Needs

Four to Ten Years

HVAC EQUIPMENT REPLACEMENT

Project Index #: 0338HVA1
Construction Cost \$636,000

The central HVAC system is original to the building and should be scheduled for replacement. The equipment is not energy efficient, has reached the end of its expected and useful life and replacement parts are no longer available. The existing system consists of two natural gas fired hot water boilers and two large packaged units on the roof along with a digital controls system, a water treatment system and associated valves, pumps and other ancillary parts. This project would provide for installation of all new equipment and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC system and all required connections to utilities.

BUILDING INFORMATION:

Gross Area (square feet): 31,800
Year Constructed: 1995
Exterior Finish 1: 80 % Concrete Masonry U
Exterior Finish 2: 20 % Curtain Wall/Metal P
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 70 % B
IBC Occupancy Type 2: 30 % A-3
Construction Type: Concrete Masonry Units & Steel
IBC Construction Type: III-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$12,000	Project Construction Cost per Square Foot:	\$44.03
Priority Class 2:	\$752,100	Total Facility Replacement Construction Cost:	\$9,540,000
Priority Class 3:	\$636,000	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$1,400,100	FCNI:	15%

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).

91-C07 - Original Project

This report was created under the authority found in NRS 341.201 by the State Public Works Board and should be utilized as a planning level document.

REPORT DEVELOPMENT:

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



DMV Flamingo Road Site - Site #9901
Description: AC paving in need of crack filling and sealing.



DMV Flamingo Road Site - Site #9901
Description: Heaving concrete at ADA accessible walkway.



DMV Flamingo Road Site - Site #9901
Description: Damaged ADA accessible concrete walkway.



DMV Flamingo Warehouse - Building #0520
Description: View of loading dock area.



DMV Flamingo Warehouse - Building #0520
Description: Damaged gypsum board in the warehouse.



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



DMV Flamingo Inspection Station - Building #0366
Description: Interior of the building.



DMV Flamingo Office - Building #0338
Description: Glazed curtain walls.



DMV Flamingo Office - Building #0338
Description: Storefront door that is leaking.



DMV Flamingo Office - Building #0338
Description: Fire sprinkler riser assembly.



DMV Flamingo Office - Building #0338
Description: View of roof mounted HVAC unit.



DMV Flamingo Office - Building #0338
Description: Roof mounted evaporative cooler.