

State of Nevada
Department of Motor Vehicles & Department of Public Safety

DMV/PUBLIC SAFETY SITE

555 Wright Way
Carson City, Nevada 89711

Site Number: 9906

STATE OF NEVADA PUBLIC WORKS DIVISION FACILITY CONDITION ANALYSIS



Report distributed in December 2021

State of Nevada
Department of Motor Vehicles & Department of Public Safety

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: 9906

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
0209	DMV OFFICE BUILDING (WEST WING)	31500	1965	5/18/2020	\$38,300	\$321,000	\$1,575,500	\$1,934,800	\$9,450,000	20%
	555 Wright Way Carson City									
2459	LARGE VEHICLE SCALE BUILDING	160	1981	5/18/2020	\$0	\$4,000	\$4,000	\$8,000	\$56,000	14%
	555 Wright Way Carson City									
2037	DMV COMPUTER FACILITY	10255	1998	5/18/2020	\$20,000	\$102,200	\$287,100	\$409,300	\$3,332,875	12%
	555 Wright Way Carson City									
1990	DMV WAREHOUSE	16750	1991	5/18/2020	\$15,000	\$171,000	\$50,000	\$236,000	\$5,025,000	5%
	555 Wright Way Carson City									
2965	GENERATOR BUILDING	560	0	5/18/2020	\$0	\$0	\$1,680	\$1,680	\$56,000	3%
	555 Wright Way Carson City									
0210	DMV OFFICE BUILDING ADDITION (EAST WING)	56688	1980	5/18/2020	\$1,000	\$53,000	\$255,000	\$309,000	\$17,000,000	2%
	555 Wright Way Carson City									
9906	DMV/PUBLIC SAFETY SITE		0	5/18/2020	\$0	\$50,000	\$100,700	\$150,700		0%
	555 Wright Way Carson City									
Report Totals.....:		115,913			\$74,300	\$701,200	\$2,273,980	\$3,049,480	\$34,919,875	9%

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

Table of Contents

Building Name	Index #
DMV/PUBLIC SAFETY SITE	9906
GENERATOR BUILDING	2965
LARGE VEHICLE SCALE BUILDING	2459
DMV COMPUTER FACILITY	2037
DMV WAREHOUSE	1990
DMV OFFICE BUILDING ADDITION (EAST WING)	0210
DMV OFFICE BUILDING (WEST WING)	0209

DMV/PUBLIC SAFETY SITE

SPWD Facility Condition Analysis - 9906

Survey Date: 5/18/2020

DMV/PUBLIC SAFETY SITE**BUILDING REPORT**

The DMV/Public Safety Site provides services for the public including driver's licenses, registration, testing, and other functions. There is a large paved parking area including ADA accessible parking and route of travel to the main DMV offices. There is also a large paved commercial driving license (CDL) course on the south side of the property. A total of 6 structures are on the site and all have city utilities including natural gas, sewer and water service. The East and West Wings, Computer Facility, and Warehouse are all connected via enclosed walkways. The site is mostly landscaped with some xeriscaped areas surrounding the structures.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$50,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9906SIT6****REPLACE VEHICLE SCALE****Construction Cost \$50,000**

The vehicle scale is damaged and does not always function properly. The scale platform is showing signs of wear including cracked concrete, broken welds, and general instability. The steel framework for the scale is severely corroded due to flooding / moisture infiltration and clogged drains. The scale is original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the existing vehicle scale and replacement with a new scale.

This project or a portion thereof was previously recommended in the FCA report dated 01/14/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/18/2020.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$100,700****Long-Term Needs****Four to Ten Years****Project Index #: 9906SIT7****CRACK FILL & SLURRY SEAL ASPHALT PAVING****Construction Cost \$96,700**

The site parking lots are in good condition. It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads, parking areas, and the CDL course. Striping is included in this estimate. This project should be scheduled on a 4-5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 120,880 square feet of asphalt area and 1,500 lineal feet of crack fill was used to generate this estimate.

Project Index #: 9906ENR1**HIGH MAST SITE LIGHTING UPGRADE****Construction Cost \$4,000**

There are 4 high mast light poles around the site with incandescent fixtures. These fixtures are HPS (high pressure sodium) and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures using existing wiring.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$50,000
Priority Class 3:	\$100,700
Grand Total:	\$150,700

GENERATOR BUILDING

SPWD Facility Condition Analysis - 2965

Survey Date: 5/18/2020

GENERATOR BUILDING BUILDING REPORT

The Generator Building is a steel and brick masonry structure which used to provide shelter for two emergency generators. The generators were removed and a new exterior rated pad-set generator was installed west of the Warehouse Building. It is located on the east side of the Computer Facility and is in good condition. It has a metal roof and is surrounded by xeriscaping. The building is not currently used.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,680****Long-Term Needs****Four to Ten Years****Project Index #: 2965EXT1****EXTERIOR FINISHES****Construction Cost \$1,680**

The exterior painted surfaces are in fair condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide for painting of the structural steel members, repairing broken welds, tuck pointing and sealing the brick masonry as needed. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 560****IBC Occupancy Type 1: 100 % U****Year Constructed: 0****IBC Occupancy Type 2: 0 %****Exterior Finish 1: 100 % Brick Masonry & Ste****Construction Type: Brick Masonry and Steel****Exterior Finish 2: 0 %****IBC Construction Type: V-B a****Number of Levels (Floors): 1 Basement? No****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:****Priority Class 1: \$0****Project Construction Cost per Square Foot: \$3.00****Priority Class 2: \$0****Total Facility Replacement Construction Cost: \$56,000****Priority Class 3: \$1,680****Facility Replacement Cost per Square Foot: \$100****Grand Total: \$1,680****FCNI: 3%**

LARGE VEHICLE SCALE BUILDING

SPWD Facility Condition Analysis - 2459

Survey Date: 5/18/2020

LARGE VEHICLE SCALE BUILDING BUILDING REPORT

This building houses a vehicular scale and provides office space for one attendant. The scale is a mechanical Hardin, Model 670P10, 120,000 Lb with a 10' x' 60' concrete deck. The facility is a brick masonry and wood framed structure with a single ply roofing system. There is a wall mounted split HVAC unit which provides heating and cooling. It is in good condition.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$4,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2459ENR1****EXTERIOR LIGHTING REPLACEMENT****Construction Cost \$4,000**

The building has perimeter lighting on the exterior of the building. The light fixtures are an old incandescent type and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures using existing wiring.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$4,000****Long-Term Needs****Four to Ten Years****Project Index #: 2459EXT2****EXTERIOR FINISHES****Construction Cost \$2,000**

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, sealing, tuck pointing the brick masonry and caulking around windows, flashing, fixtures and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 8 to 9 years and is recommended on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2459INT1**INTERIOR FINISHES****Construction Cost \$2,000**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 to 5 years and every 8 to 9 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped.

BUILDING INFORMATION:**Gross Area (square feet): 160****IBC Occupancy Type 1: 100 % B****Year Constructed: 1981****IBC Occupancy Type 2: 0 %****Exterior Finish 1: 95 % Brick Masonry****Construction Type: Brick Masonry & Wood****Exterior Finish 2: 5 % Glass and Aluminum****IBC Construction Type: V-B****Number of Levels (Floors): 1 Basement? No****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:****Priority Class 1: \$0****Project Construction Cost per Square Foot: \$50.00****Priority Class 2: \$4,000****Total Facility Replacement Construction Cost: \$56,000****Priority Class 3: \$4,000****Facility Replacement Cost per Square Foot: \$350****Grand Total: \$8,000****FCNI: 14%**

DMV COMPUTER FACILITY

SPWD Facility Condition Analysis - 2037

Survey Date: 5/18/2020

DMV COMPUTER FACILITY BUILDING REPORT

The DMV Computer Facility is a concrete and brick masonry structure with a single-ply membrane roofing system on a concrete foundation. It contains support offices and computer operations for the DMV including a secure area for the UPS, main frame computer system / room which has a carbon dioxide extinguishing system with emergency power shunt trip. There are ADA compliant restrooms and the building is fully sprinklered. There are 5 roof top packaged HVAC units and two dedicated AC units for the main computer room. The facility is in good condition.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$20,000****Currently Critical****Immediate to Two Years****DUAL LEVEL DRINKING FOUNTAIN INSTALLATION****Project Index #: 2037ADA2****Construction Cost \$10,000**

This building contains a water fountain in the north entry corridor that is not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

RAISED FLOOR MODIFICATIONS**Project Index #: 2037STR1****Construction Cost \$10,000**

The raised floor in the server room does not appear to have sufficient structural support for the equipment it is carrying. Global Risk Consultants, the State's insurance underwriter also has indicated that the floor does not have adequate seismic and structural support for the equipment. This project would provide for the attachment of the floor to the concrete slab-on-grade and evaluation by a qualified individual for seismic loading. Replacement of the floor with a new code compliant raised flooring system may be an option, but is not included in this cost estimate.

This project or a portion thereof was previously recommended in the FCA report dated 01/14/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/18/2020.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$102,200****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 2037EXT2****Construction Cost \$30,800**

The exterior painted surfaces are in poor condition, including the perimeter caulking on the windows. It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including sealing and tuck pointing the masonry, and caulking around windows, flashing, fixtures and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2 - 3 years and is recommended on a cyclical basis to maintain the integrity of the structure.

REPLACE CARPET**Project Index #: 2037INT2****Construction Cost \$71,400**

The carpet is showing signs of wear. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next two to three years. Removal and disposal of the existing carpet is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 01/14/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/18/2020.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$287,100****Long-Term Needs****Four to Ten Years****HVAC EQUIPMENT REPLACEMENT****Project Index #: 2037HVA1****Construction Cost \$205,100**

The rooftop HVAC units, including the Liebert computer room units are reaching the end of their service life and should be scheduled for replacement. They are not energy efficient and 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 is mandated to be phased out completely by January 1, 2020. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC equipment and all required connections to utilities.

Project Index #: 2037INT1**Construction Cost \$82,000****INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 to 5 years and every 8 to 9 years thereafter to maintain the integrity of the interior of the building. 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): 10,255	IBC Occupancy Type 1: 100 % B
Year Constructed: 1998	IBC Occupancy Type 2: %
Exterior Finish 1: 90 % Brick Masonry	Construction Type: Concrete & brick Masonry & Steel
Exterior Finish 2: 10 % Concrete Masonry U	IBC Construction Type: V-A
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$20,000	Project Construction Cost per Square Foot: \$39.91
Priority Class 2: \$102,200	Total Facility Replacement Construction Cost: \$3,333,000
Priority Class 3: \$287,100	Facility Replacement Cost per Square Foot: \$325
Grand Total: \$409,300	FCNI: 12%

DMV WAREHOUSE

SPWD Facility Condition Analysis - 1990

Survey Date: 5/18/2020

DMV WAREHOUSE BUILDING REPORT

The DMV Warehouse is a tilt-up concrete, steel truss and concrete foundation structure with a single-ply roofing system which provides large storage areas and a loading dock for DMV operations. There is a mail room and mail storage room inside of the building. There is a Men's and a Women's restroom designated as ADA accessible but they are not compliant. There are offices located on the upper level for staff. The office space is conditioned with rooftop HVAC units. The Warehouse has ceiling mounted gas fired heaters and two large exhaust fans in the exterior walls. It is fully sprinklered and is in good condition.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$15,000****Currently Critical****Immediate to Two Years****ADA RESTROOM MODIFICATIONS****Project Index #: 1990ADA1****Construction Cost \$15,000**

The ADA designated Men's and Women's restrooms on the lower level are not compliant. This project would provide for a new toilet and sink, horizontal and vertical grab bars, and lever action door hardware. The partition located in front of the doors will need to be removed to provide for proper forward approach and is included in this estimate. The signage will need to be relocated. The 2018 IBC Chapter 11, ICC/ANSI A117.1 and the Americans with Disabilities Act Accessibility Guidelines (ADAAG) was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 01/14/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/18/2020.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$171,000****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 1990EXT3****Construction Cost \$134,000**

The exterior finishes are in poor condition. Caulking has failed between the vertical joints of the exterior tilt-up wall panels allowing free flow of outside air infiltration. It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including sealing and tuck pointing the masonry, painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2 to 3 years and is recommended on a cyclical basis to maintain the integrity of the structure.

EXTERIOR LIGHTING REPLACEMENT**Project Index #: 1990ENR2****Construction Cost \$7,000**

The building has perimeter lighting on the exterior of the building. The light fixtures are an old incandescent type and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures using existing wiring.

Project Index #: 1990EXT1

Construction Cost \$30,000

LOADING DOCK UPGRADES

There are two 8'x10' power-operated overhead coiling doors for the loading dock which are damaged and do not function properly. The loading dock lift is also not functioning properly and has reached the end of its useful life. The doors and the lift are original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the doors and the lift and replacement with new power-operated overhead coiling doors and a new hydraulic lift.

This project or a portion thereof was previously recommended in the FCA report dated 01/14/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/18/2020.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$50,000

Long-Term Needs

Four to Ten Years

Project Index #: 1990HVA1

Construction Cost \$37,500

HVAC EQUIPMENT REPLACEMENT

The rooftop HVAC units are reaching the end of their service life and should be scheduled for replacement. They are not energy efficient and 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 is mandated to be phased out completely by January 1, 2020. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC equipment and all required connections to utilities.

Project Index #: 1990INT1

Construction Cost \$12,500

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings in the offices and Mail Room be painted at least once in the next 4 to 5 years and every 4 to 5 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. 2,500 square feet was used to generate this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 16,750	IBC Occupancy Type 1: 100 % S-1
Year Constructed: 1991	IBC Occupancy Type 2: %
Exterior Finish 1: 70 % Painted Concrete	Construction Type: Tilt-up Concrete & Steel
Exterior Finish 2: 30 % Brick Veneer	IBC Construction Type: III-A
Number of Levels (Floors): 1	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$15,000	Project Construction Cost per Square Foot: \$14.09
Priority Class 2: \$171,000	Total Facility Replacement Construction Cost: \$5,025,000
Priority Class 3: \$50,000	Facility Replacement Cost per Square Foot: \$300
Grand Total: \$236,000	FCNI: 5%

DMV OFFICE BUILDING ADDITION (EAST WING)

SPWD Facility Condition Analysis - 0210

Survey Date: 5/18/2020

DMV OFFICE BUILDING ADDITION (EAST WING)**BUILDING REPORT**

The DMV Office Addition (East Wing) is a concrete, steel and masonry structure consisting of two levels. The first level contains the main lobby and service desks for the public including licensing, registration, testing and other DMV related services. There are ADA accessible restrooms and some support offices also on this level. The second level contains mostly administration offices, conference rooms, ADA accessible restrooms and the mechanical room penthouse which contains 2 boilers, 3 air handlers, a chiller, and two condensers in a closed loop system for the East Wing building. The facility is fully sprinklered and is in good condition.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$1,000****Currently Critical****Immediate to Two Years****Project Index #: 0210ENV1****PEST CONTROL****Construction Cost \$1,000**

There are substantial bird droppings at the electrical service on the west side of the building. Due to the potential risk of disease, this project provides for treatment and clean up of the pigeon and rodent droppings by a licensed pest control business.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$53,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0210EXT1****EXTERIOR FINISHES****Construction Cost \$51,000**

The stucco portion of the exterior finishes are in poor condition and need to be repaired. It is important to maintain the finish, weather resistance, and appearance of the building. This project includes items to protect the exterior building envelope, other than the roof, including sealing and tuck pointing the masonry, painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 2 to 3 years and is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0210ENR1**EXTERIOR LIGHTING REPLACEMENT****Construction Cost \$2,000**

The building has perimeter lighting on the exterior of the building. The light fixtures are an old incandescent type and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures using existing wiring.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$255,000****Long-Term Needs****Four to Ten Years****Project Index #: 0210INT1****INTERIOR FINISHES****Construction Cost \$255,000**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the 7 to 8 years and every 8 to 9 years thereafter to maintain the integrity of the interior of the building. 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):	56,688	IBC Occupancy Type 1:	100 % B
Year Constructed:	1980	IBC Occupancy Type 2:	%
Exterior Finish 1:	80 % Brick Masonry	Construction Type:	Concrete, Masonry & Steel
Exterior Finish 2:	20 % Glazing	IBC Construction Type:	III-A
Number of Levels (Floors):	2	Percent Fire Supressed:	100 %
	Basement?	No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,000	Project Construction Cost per Square Foot:	\$5.45
Priority Class 2:	\$53,000	Total Facility Replacement Construction Cost:	\$17,000,000
Priority Class 3:	\$255,000	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$309,000	FCNI:	2%

DMV OFFICE BUILDING (WEST WING)

SPWD Facility Condition Analysis - 0209

Survey Date: 5/18/2020

DMV OFFICE BUILDING (WEST WING)

BUILDING REPORT

The DMV Office Addition (West Wing) is a concrete, steel and masonry structure consisting of two levels. The first level contains office and conference areas for the Department of Public Safety and Highway Patrol. There are ADA accessible restrooms also on this level. The second level contains more administration offices, conference rooms, ADA accessible restrooms and the mechanical room penthouse which contains 2 boilers, 3 air handlers, and a cooling tower in a closed loop system for the West Wing building. The facility is fully sprinklered.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$38,300****Currently Critical****Immediate to Two Years****ADA CANE DETECTION BARRIER INSTALLATION****Project Index #: 0209ADA1****Construction Cost \$1,200**

The stairwell in the atrium has an overhead hazard at the cane detection area under the stairs. This project recommends the installation of a permanent barrier under the stairs. IBC - 2018 Section 1012 and ADAAG 4.4.2 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 03/12/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/18/2020.

ATRIUM STUCCO REPAIR**Project Index #: 0209EXT4****Construction Cost \$5,000**

The atrium exterior stucco finish has numerous areas that appear to be cracking. There is evidence of water infiltration on the south side of the building in the interior. This project would provide for the repair of the stucco finish including elastomeric painting of the repair areas. This project should be coordinated with the window replacement project.

This project or a portion thereof was previously recommended in the FCA report dated 03/12/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/18/2020.

ELECTRICAL SWITCHGEAR / TRANSFORMER MAINTENANCE**Project Index #: 0209SFT3****Construction Cost \$15,000**

The electrical switchgear and transformers appear to be more than 40 years old. This project would provide for an infrared thermography inspection and Arc Flash Study to be done on all of the electrical equipment including switchgear, transformers, and subpanels. This would determine the condition of the building's electrical system and its condition.

This project is for an inspection only and does not include equipment upgrades or replacement.

This project or a portion thereof was previously recommended in the FCA report dated 03/12/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/18/2020.

REPAIR CONCRETE & STUCCO FASCIA**Project Index #: 0209EXT3****Construction Cost \$15,000**

There is a concrete fascia along all sides of the building which are damaged. Reinforcing steel is exposed. This project would provide for the repair of the concrete fascia including stucco finish and / or sealing as needed.

This project should be implemented prior to the EXTERIOR FINISHES project.

This project or a portion thereof was previously recommended in the FCA report dated 03/12/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/18/2020.

SPANDREL GLASS REPLACEMENT**Project Index #: 0209ADA2****Construction Cost \$1,500**

Multiple panels of Spandrel Glass are cracked on the south side of the bridge between the East and West Wings of the building. These glass panels should be replaced to ensure the exterior envelope integrity. This project would provide for the replacement of the glazing panels including caulking and / or sealing as needed.

WATER HEATER SEISMIC BRACING**Project Index #: 0209SFT4****Construction Cost \$600**

The water heater is not properly seismically anchored to the structure. The 2018 IRC P2801.8 "...water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance...". This project would provide funding for the installation of compliant seismic bracing.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$321,000****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0209EXT1****Construction Cost \$315,000**

The exterior finishes are in poor condition with stucco cracking locations of stucco failure which will be addressed in a separate project. 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. Included in the cost is painting, staining, or other applied finishes, sealing and tuck pointing the masonry, minor concrete patching, 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 should be implemented after the REPAIR CONCRETE & STUCCO FASCIA project.

EXTERIOR LIGHTING REPLACEMENT**Project Index #: 0209ENR3****Construction Cost \$6,000**

The building has perimeter lighting on the exterior of the building. The light fixtures are an old incandescent type and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures using existing wiring.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,575,500****Long-Term Needs****Four to Ten Years****HVAC EQUIPMENT REPLACEMENT****Project Index #: 0209HVA1****Construction Cost \$1,418,000**

The penthouse HVAC plant is reaching the end of its service life and should be scheduled for replacement. It is not energy efficient and has reached the end of its expected and useful life. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production is mandated to be phased out completely by January 1, 2020. This project would provide for installation of a new HVAC central plant 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.

INTERIOR FINISHES**Project Index #: 0209INT1****Construction Cost \$157,500**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next 4 to 5 years. 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): 31,500	IBC Occupancy Type 1: 100 % B
Year Constructed: 1965	IBC Occupancy Type 2: %
Exterior Finish 1: 90 % Brick Masonry	Construction Type: Concrete, Masonry & Steel
Exterior Finish 2: 10 % Glazing	IBC Construction Type: III-A
Number of Levels (Floors): 2 Basement? No	Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$38,300	Project Construction Cost per Square Foot: \$61.42
Priority Class 2: \$321,000	Total Facility Replacement Construction Cost: \$9,450,000
Priority Class 3: \$1,575,500	Facility Replacement Cost per Square Foot: \$300
Grand Total: \$1,934,800	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
Facilities Condition Analysis

515 E. Musser Street, Suite 102
Carson City, Nevada 89701-4263

(775) 684-4141 voice
(775) 684-4142 facsimile



Carson City DMV/Public Safety Site - Site #9906
Description: West Site Entry and North Parking Lot.



Carson City DMV/Public Safety Site - Site #9906
Description: Parking Area on West Side.



Carson City DMV/Public Safety Site - Site #9906
Description: Parking Area on South Side.



Carson City DMV/Public Safety Site - Site #9906
Description: East Site Entry to North Parking Lot.



DMV Office Building (West Wing) - Building #0209
Description: Exterior of the Building.



DMV Office Building (West Wing) - Building #0209
Description: HVAC Replacement Project.



DMV Office Building (West Wing) - Building #0209
Description: Spandrel Glass Replacement.



DMV Office Building (West Wing) - Building #0209
Description: Interior of the Building.



DMV Office Building Addition (East Wing) - Building #0210
Description: Exterior of the Building.



DMV Office Building Addition (East Wing) - Building #0210
Description: Exterior Finishes.



DMV Office Building Addition (East Wing) - Building #0210
Description: Interior of the Lobby Area.



DMV Office Building Addition (East Wing) - Building #0210
Description: Pest Control Project.



DMV Warehouse - Building #1990
Description: Exterior of the Building.



DMV Warehouse - Building #1990
Description: Exterior Lighting Replacement.



DMV Warehouse - Building #1990
Description: HVAC Equipment Replacement.



DMV Computer Facility - Building #2037
Description: Exterior of the Building.



DMV Computer Facility - Building #2037
Description: Exterior Finishes Project.



Large Vehicle Scale Building - Building #2459
Description: Exterior of the Building.



Large Vehicle Scale Building - Building #2459
Description: Exterior Lighting Replacement.



Generator Building - Building #2965
Description: Exterior of the Building (Currently Not Used).