

State of Nevada
Department of the Public Safety
NDI Site in Las Vegas
Facility Condition Analysis

NDI SITE

Las Vegas, NV

SITE NUMBER: 9911
FACILITY CONDITION ANALYSIS



Report Printed in 2004

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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. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable project costs completed by SPWB project managers.

This report does not address routine maintenance needs. If there are buildings without projects listed, this indicates that only routine maintenance needs were found.

This report should be used as a planning level document.

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: 9911

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
2401	PUBLIC SAFETY STORAGE 2855 S. Jones Blvd. Las Vegas	100	1967	10/15/2003	\$0	\$1,000	\$1,000	\$2,000	\$4,000	50%
2400	PUBLIC SAFETY OFFICE #2 2855 S. Jones Blvd. Las Vegas	600	1967	10/15/2003	\$0	\$12,000	\$12,000	\$24,000	\$60,000	40%
0262	PUBLIC SAFETY MAIN OFFICE 2855 S. Jones Blvd. Las Vegas	2630	1967	10/15/2003	\$16,000	\$45,000	\$26,000	\$87,000	\$789,000	11%
9911	PUBLIC SAFETY OFFICE SITE LAS VEGAS 2855 S. Jones Las Vegas		0	10/15/2003	\$0	\$10,000	\$0	\$10,000		0%
Report Totals.....:		3,330			\$16,000	\$68,000	\$39,000	\$123,000	\$853,000	14%

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PUBLIC SAFETY STORAGE	2401
PUBLIC SAFETY OFFICE #2	2400
PUBLIC SAFETY MAIN OFFICE	0262

**PUBLIC SAFETY OFFICE SITE LAS VEGAS
BUILDING REPORT**

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$10,000

Necessary - Not Yet Critical Two to Four Years

EXTERIOR RETAINING WALL REPAIR

Project Index #: 9911SIT2

Construction Cost: \$6,000

The exterior property retaining wall has water damage to the walls in several locations due to moisture infiltration. A repair is recommended. The masonry should be removed and replaced. After the repair, the affected areas should be sealed and painted.

RESEAL PAVED ASPHALT

Project Index #: 9911SIT1

Construction Cost: \$4,000

The existing paving is in fair condition. Climate and constant use will accelerate deterioration. For proper maintenance, it is recommended the parking areas and roadways be resealed and re-stripped. This type of maintenance will extend the life of the asphalt.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$10,000
Priority Class 3:	\$0
Grand Total:	\$10,000

**PUBLIC SAFETY STORAGE
BUILDING REPORT**

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$1,000**
Necessary - Not Yet Critical Two to Four Years

EXTERIOR FINISHES

Project Index #: 2401EXT1
Construction Cost: \$1,000

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, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$1,000**
Long-Term Needs Four to Ten Years

LONG-TERM NEEDS

Project Index #: 2401LGT1
Construction Cost: \$1,000

Projects in this category address possible long term needs of the facility. This does not represent a cost for all maintenance but is a budgetary estimate for future maintenance and Capital Improvement Projects (CIPs).

The cyclical treatment of the building exterior and interior is important to help maintain the finish, weather proofing, integrity and appearance of the building.

This project does not include the roofing system, but includes items related to water proofing the building envelope, including painting or staining, sealing, repair, and caulking at windows, flashing, fixtures, and sills.

This includes interior applied finishes such as paint, grout, and caulking. Special attention should be paid to areas that are exposed to moisture.

BUILDING INFORMATION:

Gross Area (square feet): 100
Year Constructed: 1967
Exterior Finish 1: 100 Painted Wood Siding
Exterior Finish 2:
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 F-1
IBC Occupancy Type 2:
Construction Type:
IBC Construction Type: V-N
Percent Fire Supressed:

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$1,000	Total Facility Replacement Construction Cost:	\$4,000
Priority Class 3:	\$1,000	Facility Replacement Cost per Square Foot:	\$40
Grand Total:	\$2,000	FCNI:	50%

**PUBLIC SAFETY OFFICE #2
BUILDING REPORT**

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$12,000**
Necessary - Not Yet Critical Two to Four Years

EXTERIOR FINISHES

Project Index #: 2400EXT1
Construction Cost: \$2,000

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, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition.

INTERIOR FINISHES

Project Index #: 2400INT1
Construction Cost: \$1,000

Based on building use and the passage of time, the interior walls of this building should have a new application of paint for proper upkeep and maintenance.

REPLACE FLOORING

Project Index #: 2400INT2
Construction Cost: \$3,000

The carpeted areas in the offices are reaching the end of their useful life. It is recommended this flooring be replaced.

REPLACE ROOF

Project Index #: 2400EXT2
Construction Cost: \$6,000

The roof was reported in average condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 15 years. The roof warranty expires at the end of the same time frame.

It is recommended that this building be re-roofed within the next two to four years to be consistent with roofing program guidelines.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$12,000****Long-Term Needs****Four to Ten Years****Project Index #: 2400LGT1****LONG-TERM NEEDS****Construction Cost: \$12,000**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all maintenance but is a budgetary estimate for future maintenance and Capital Improvement Projects (CIPs).

The cyclical treatment of the building exterior and interior is important to help maintain the finish, weather proofing, integrity and appearance of the building.

This project does not include the roofing system, but includes items related to water proofing the building envelope, including painting or staining, sealing, repair, and caulking at windows, flashing, fixtures, and sills.

This includes interior applied finishes such as paint, grout, and caulking. Special attention should be paid to areas that are exposed to moisture.

This project includes possible system replacements.

BUILDING INFORMATION:**Gross Area (square feet): 600****Year Constructed: 1967****Exterior Finish 1: 100 Painted Wood Siding****Exterior Finish 2:****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 B****IBC Occupancy Type 2:****Construction Type:****IBC Construction Type: V-N****Percent Fire Suppressed:****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$40.00
Priority Class 2:	\$12,000	Total Facility Replacement Construction Cost:	\$60,000
Priority Class 3:	\$12,000	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$24,000	FCNI:	40%

**PUBLIC SAFETY MAIN OFFICE
BUILDING REPORT**

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$16,000**
Currently Critical **Immediate to Two Years**

ADA DOOR AND HARDWARE, VISITOR CENTER

Project Index #: 0262ADA3
Construction Cost: \$5,000

The entrance to the restrooms at the Visitors Center is a single width residential door.. The door is difficult to open and does not meet ADA requirements. This project recommends the installation of a power-assisted door opener for the entrance, and new hardware for all doors.

The costs of this project include the door, opener, related wiring and lever hardware. The costs were developed from the RS Means ADA Compliance Pricing Guide.

ADA PARKING

Project Index #: 0262ADA2
Construction Cost: \$3,000

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. This project provides for a van accessible space and an adjacent loading zone in the existing parking lot. Project includes parking stops, signage, and striping.

These costs were developed from the RS Means ADA Compliance Pricing Guide.

REPLACE RAMP AND STAIRS

Project Index #: 0262ADA1
Construction Cost: \$8,000

The building has steps and a ramp leading to the main entrances. Both are in poor condition, and should be replaced.

This project would provide for an accessible concrete ramp, including upper and lower landing areas, handrails, and curbing.

Costs include site preparation, excavation, concrete forms, placement of concrete, finishes, backfill and placement of backfill, installation of handrails, and related items.

These costs were developed from the Means ADA Compliance Pricing Guide.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$45,000

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

EXTERIOR FINISHES

Project Index #: 0262EXT1
Construction Cost: \$10,000

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, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition.

INTERIOR FINISHES

Project Index #: 0262INT2

Construction Cost: \$6,000

Based on building use and the passage of time, the interior walls of this building should have a new application of paint for proper upkeep and maintenance.

LIGHTING UPGRADE

Project Index #: 0262ENR1

Construction Cost: \$7,000

The lighting fixtures in the building are incandescent or older fluorescent units and not energy efficient.

This project will upgrade lighting fixtures to T-8 lamps with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. Exterior fixtures should also be evaluated for repair or replacement.

Sensors should be installed in low occupancy areas for additional savings.

REPLACE FLOORING

Project Index #: 0262INT3

Construction Cost: \$6,000

The carpeted areas on the stairs and in the offices are reaching the end of their useful life. It is recommended the carpet be replaced.

REPLACE STAIR HANDRAILS, REPAIR TREADS

Project Index #: 0262SFT1

Construction Cost: \$5,000

The stair handrails appear to be original to the building, and do not meet code for safety or accessibility. The gripping surfaces are incorrect, the handrails are flimsy, do not have proper returns and they are not continuous from the top to bottom of the stairs. This project recommends the installation of handrails on both sides of both stairwells, with proper returns and supports.

This project includes monies for some repairs or replacement of stair treads.

REPLACE WINDOWS

Project Index #: 0262EXT2

Construction Cost: \$11,000

The windows in the building are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with higher efficiency dual pane units. Several of the offices have sliding glass doors and could be replaced with standard windows.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$26,000

Long-Term Needs

Four to Ten Years

LONG-TERM NEEDS

Project Index #: 0262LGT1

Construction Cost: \$26,000

Projects in this category address possible long term needs of the facility. This does not represent a cost for all maintenance but is a budgetary estimate for future maintenance and Capital Improvement Projects (CIPs).

The cyclical treatment of the building exterior and interior is important to help maintain the finish, weather proofing, integrity and appearance of the building.

This project does not include the roofing system, but includes items related to water proofing the building envelope, including painting or staining, sealing, repair, and caulking at windows, flashing, fixtures, and sills.

This includes interior applied finishes such as paint, grout, and caulking. Special attention should be paid to areas that are exposed to moisture.

This project includes possible system replacements.

BUILDING INFORMATION:

Gross Area (square feet): 2,630
Year Constructed: 1967
Exterior Finish 1: 100 Painted Stucco / EIFS
Exterior Finish 2:
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 80 B
IBC Occupancy Type 2: 20 U-1
Construction Type:
IBC Construction Type: V-N
Percent Fire Suppressed:

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$16,000	Project Construction Cost per Square Foot:	\$33.08
Priority Class 2:	\$45,000	Total Facility Replacement Construction Cost:	\$789,000
Priority Class 3:	\$26,000	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$87,000	FCNI:	11%

NOTES:

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

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

REPORT DEVELOPMENT:

State Public Works Board
Facilities Condition Analysis

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

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



NDI in Las Vegas Site #9911

Description: View of retaining wall.



NDI in Las Vegas Site #9911

Description: Moisture issue on the retaining wall.



NDI in Las Vegas Site #9911

Description: View of asphalt condition throughout the site.



NDI in Las Vegas Site/NDI Storage - Building #2401
Description: Exterior view of the building.



NDI in Las Vegas Site/NDI Office #2 - Building #2400
Description: Exterior view of the building.



NDI in Las Vegas Site/NDI Office #2 - Building #2400
Description: Evidence of past roof leak.



NDI in Las Vegas Site/NDI Main Office - Building #0262
Description: View of carpet failure throughout the building.



NDI in Las Vegas Site/NDI Main Office - Building #0262
Description: View of stairs in the building.



NDI in Las Vegas Site/NDI Main Office - Building #0262
Description: Ramp at the entrance to the visitor area.