

Department of Public Safety
Highway Patrol Division
Buildings and Grounds Section

RENO NHP HEADQUARTERS SITE

357 Hammill Lane
Reno, Nevada 89511

Site Number: 9923
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in November 2021

Department of Public Safety
Highway Patrol Division
Buildings and 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: 9923

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
0056	NHP REGIONAL HEADQUARTERS 357 Hammill Lane Reno	14763	1994	1/12/2021	\$45,000	\$20,000	\$439,830	\$504,830	\$4,059,825	12%
1682	REGIONAL HQ GARAGE/SHOP 357 Hammill Lane Reno	4900	1994	1/12/2021	\$17,500	\$66,200	\$126,400	\$210,100	\$1,715,000	12%
9923	RENO NHP HQ SITE 357 Hammill Lane Reno		1994	1/12/2021	\$65,000	\$125,000	\$800,000	\$990,000		0%
Report Totals.....:		19,663			\$127,500	\$211,200	\$1,366,230	\$1,704,930	\$5,774,825	30%

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.

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RENO NHP HQ SITE

SPWD Facility Condition Analysis - 9923

Survey Date: 1/12/2021

RENO NHP HQ SITE BUILDING REPORT

The Reno NHP site is located in the southwest part of Reno and has two structures, the main headquarters and a maintenance shop and communications building. There is a paved public parking with ADA compliant parking spaces and route of travel to the public entrance. However, there is no route of travel to the public way. There is a large employee parking area which is used for NHP vehicles. The site is fully landscaped and is served by city water with backflow prevention, natural gas, electrical power and city sewer. The site is well maintained.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$65,000****Currently Critical****Immediate to Two Years****Project Index #: 9923ADA1****Construction Cost \$65,000****ADA ACCESSIBLE PATH OF TRAVEL**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A path of travel from the public street to the accessible public entrance of the building is necessary to comply with ADA accessibility requirements. This project would provide for a concrete walkway from the existing sidewalk to the building. This will require regrading, placement of P.C. concrete, installing a ramp with compliant handrails, signage, striping and any other necessary upgrades. The 2018 IBC, 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 05/19/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$125,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9923SIT3****Construction Cost \$26,000****GATE OPERATOR REPLACEMENT**

The site has a perimeter fence with two automatic vehicle access gates off of Hammill Lane and Kietzke Lane. The gate operators are malfunctioning, have been problematic, and have difficulty opening and closing the gates. This project recommends replacing the two gate operators with high quality operators that can handle heavy traffic as well as servicing the gates and related hardware to ensure prolonged operation. The gate operators will be required to meet UL Standard 325, per NRS 405.270.

This project or a portion thereof was previously recommended in the FCA report dated 05/19/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

Project Index #: 9923SIT5**Construction Cost \$99,000****PATCH, CRACK & SLURRY 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. 60,000 square feet of asphalt area was used to generate this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$800,000****Long-Term Needs****Four to Ten Years****Project Index #: 9923ELE1****Construction Cost \$800,000****GENERATOR REPLACEMENT**

The existing diesel generator was installed in 1994 and appears to be original to the building. It is reaching the end of its expected life and should be planned for replacement. This project would provide for a new diesel powered 200 KW generator, transfer switch and include all required connections to utility systems.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$65,000
Priority Class 2:	\$125,000
Priority Class 3:	\$800,000
Grand Total:	\$990,000

REGIONAL HQ GARAGE/SHOP BUILDING REPORT

The Garage/Shop is a concrete and brick masonry structure with a single-ply roofing system on a concrete foundation. The roofing was replaced in 2009 with a 15 year warranty and is in good condition. It has several bays which provide space for equipment repairs, storage, office space and a small unisex restroom which is not fully ADA compliant. It has 8 gas fired heating units and evaporative cooling, fire sprinklers and a fire alarm system and detection system. The facility is in good condition.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$17,500

Currently Critical

Immediate to Two Years

ADA RESTROOM REMODEL

Project Index #: 1682ADA2
Construction Cost \$6,500

The existing accessible restroom does not fully meet the Americans with Disabilities Act (ADA) requirements. This project would provide for minor modifications to the existing restroom including flush handle relocation, sink and fixture modifications and accessory mounted location modifications. 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 05/19/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

ADA SIGNAGE

Project Index #: 1682ADA1
Construction Cost \$1,000

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 - 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 05/19/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

ARC FLASH and ELECTRICAL COORDINATION STUDY

Project Index #: 1682ELE1
Construction Cost \$10,000

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$66,200****Necessary - Not Yet Critical****Two to Four Years****VEHICLE EXHAUST EXTRACTION SYSTEM****Project Index #: 1682HVA1****Construction Cost \$65,000**

The vehicle maintenance garages have no exhaust extraction system to remove toxic exhaust fumes. In enclosed areas where motor vehicles operate, mechanical ventilation shall be provided per the 2018 IBC 406.6.3 and UMC 502.14. This project would provide for the purchase and installation of a vehicle exhaust extraction system in two garage bays including, hoses, automatic shut off, electrical connections and roof mounted exhaust fans and equipment as provided and / or required by the manufacturer.

This project or a portion thereof was previously recommended in the FCA report dated 05/19/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

WATER HEATER REPLACEMENT**Project Index #: 1682PLM1****Construction Cost \$1,200**

There is a 15 gallon electric water heater in the building. The average life span of a water heater is eight to ten years.

With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2 - 3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/19/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$126,400****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1682EXT2****Construction Cost \$24,500**

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 and brick 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 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 1682INT1****Construction Cost \$4,900**

The interior finishes are in fair condition. The walls and ceilings are mostly unfinished concrete and brick masonry, but some rooms are finished with painted gypsum board. It is recommended that the finished interior walls and ceilings be painted at least once in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

ROOF REPLACEMENT**Project Index #: 1682EXT3****Construction Cost \$97,000**

The roof on this building was installed in 2009 and was in good condition at the time of the survey. However the 15 year warranty expires in 2024 and should be planned for replacement. 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. It is recommended that this building be re-roofed in the next 10 years.

BUILDING INFORMATION:

Gross Area (square feet):	4,900	IBC Occupancy Type 1:	100 % S-1
Year Constructed:	1994	IBC Occupancy Type 2:	%
Exterior Finish 1:	80 % Concrete Masonry U	Construction Type:	Concrete Masonry & Steel
Exterior Finish 2:	20 % Brick Masonry	IBC Construction Type:	II-A
Number of Levels (Floors):	1	Percent Fire Supressed:	100 %
	Basement?	No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$17,500	Project Construction Cost per Square Foot:	\$42.88
Priority Class 2:	\$66,200	Total Facility Replacement Construction Cost:	\$1,715,000
Priority Class 3:	\$126,400	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$210,100	FCNI:	12%

NHP REGIONAL HEADQUARTERS

SPWD Facility Condition Analysis - 0056

Survey Date: 1/12/2021

NHP REGIONAL HEADQUARTERS**BUILDING REPORT**

The NHP Regional Headquarters is a concrete and brick masonry structure with a single-ply roofing system on a concrete foundation. The roofing was replaced in 2009 with a 15 year warranty and is in good condition. It serves as the northern region headquarters and provides office space for administrative needs, conference and training areas, ADA compliant restrooms, locker rooms, report writing areas and mechanical and storage space. The facility has a fire alarm system, sprinklers and the HVAC system consists of two boilers, an air-cooled chiller and heat pumps scattered throughout the office area. The boilers and chiller were replaced in 2018. The lights in the building have been upgraded to energy efficient fluorescent units with occupancy sensors. The facility is well maintained.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$45,000****Currently Critical****Immediate to Two Years****Project Index #: 0056ADA5****ADA SHOWER UPGRADE****Construction Cost \$30,000**

The Men's and Women's restrooms each contain at least one shower. The existing showers are not ADA accessible. This project would provide for an ADA compliant shower for each restroom including access, compliant plumbing fixtures and shower seats. 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 05/19/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

Project Index #: 0056ELE1**ARC FLASH and ELECTRICAL COORDINATION STUDY****Construction Cost \$10,000**

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

Project Index #: 0056ADA4**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION****Construction Cost \$5,000**

This building contains a water fountain. The 2018 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 a new accessible fixed high/ low ADA drinking fountain.

This project or a portion thereof was previously recommended in the FCA report dated 05/19/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$20,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0056INT5****OFFICE REMODEL****Construction Cost \$20,000**

The Command Secretary desk and office space are in need of a remodel. The configuration of the space is not functional. The built-in desk does not have enough space for computer equipment, is missing a keyboard tray, and does not allow enough space for moving around in an office chair. This project would provide for removing the existing desk and replacing it with a new desk which fits the needs of the employee.

This project or a portion thereof was previously recommended in the FCA report dated 05/19/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2021.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$439,830****Long-Term Needs****Four to Ten Years****Project Index #: 0056EXT2****Construction Cost \$73,815****EXTERIOR FINISHES**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete and brick 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 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0056INT3**Construction Cost \$73,815****INTERIOR FINISHES**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0056EXT3**Construction Cost \$292,200****ROOF REPLACEMENT**

The roof on this building was installed in 2009 and was in good condition at the time of the survey. However the 15 year warranty expires in 2024 and should be planned for replacement. 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. It is recommended that this building be re-roofed in the next 10 years.

BUILDING INFORMATION:

Gross Area (square feet): 14,763	IBC Occupancy Type 1: 100 % B
Year Constructed: 1994	IBC Occupancy Type 2: %
Exterior Finish 1: 90 % Brick Masonry	Construction Type: Concrete Masonry Units & Steel
Exterior Finish 2: 10 % Glass and Aluminum	IBC Construction Type: II-A
Number of Levels (Floors): 1	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$45,000	Project Construction Cost per Square Foot: \$34.20
Priority Class 2: \$20,000	Total Facility Replacement Construction Cost: \$4,060,000
Priority Class 3: \$439,830	Facility Replacement Cost per Square Foot: \$275
Grand Total: \$504,830	FCNI: 12%

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



Reno NHP Headquarters Site - Site #9923
Description: AC Paving Patch, Crack & Slurry Seal Needed.



Reno NHP Headquarters Site - Site #9923
Description: ADA Route of Travel from Public Way Needed.



Regional Headquarters Garage / Shop - Building #1682
Description: Arc Flash & Coordination Study Needed.



Regional Headquarters Garage / Shop - Building #1682
Description: Inadequate Vehicular Exhaust System (Red Arrow).



NHP Regional Headquarters - Building #0056
Description: Arc Flash & Coordination Study Needed.



NHP Regional Headquarters - Building #0056
Description: View of Building Interior.



NHP Regional Headquarters - Building #0056
Description: ADA Shower in Locker Room Needed.



NHP Regional Headquarters - Building #0056
Description: Dual Level Drinking Fountain Needed.