



STATE OF NEVADA
STATE PUBLIC WORKS DIVISION

FACILITY CONDITION ASSESSMENT REPORT FOR:

STATE BOARD OF MEDICAL EXAMINERS

SITE #: 9748 BOARD OF MEDICAL EXAMINERS OFFICE SITE
9600 GATEWAY DR
RENO, NV 89521-8953



Survey Date: 5/2/2024
Distribution Date: 10/23/2024

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FACILITY CONDITION ASSESSMENT INTRODUCTION

PROGRAM

Created under the authority of NRS 341.128. (Legislature, 2022). The State Public Works Division's (SPWD) Facility Condition Assessment (FCA) program periodically inspects all state-owned buildings excluding those owned by the Nevada System of Higher Education (NSHE). Additionally, Nevada Department of Transportation (NDOT) and Legislature buildings are assessed by their own agencies. SPWD FCA personnel conduct interviews with site staff, review documents, and perform walk-throughs to assess the physical condition of the building's components and systems. The outcome of the assessment is a report of the overall site condition and infrastructure findings for the site and building(s) located on the site. The Legislative Commission will be notified if there are any serious concerns reported.

REPORT

The purpose of the report is to provide a documentary framework to assist the agency and SPWD in optimizing and maintaining the physical condition of the state's building portfolio; develop capital budgets and prioritize resources. Agencies may find it helpful in calculating funding required to meet future budgetary needs. Additionally, it augments SPWDs Capital Improvement Program's (CIP) planning phase.

Projects are identified and categorized under the building management systems listed below (Figure 1.) and assigned a priority (Figure 2.) and a status (Figure 3.).

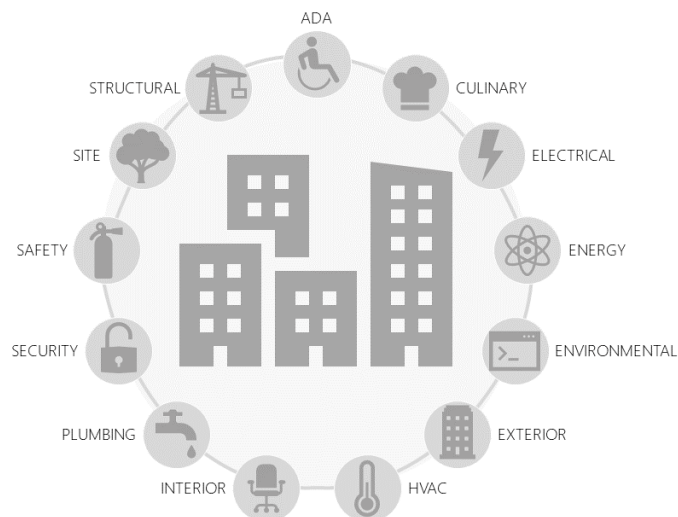
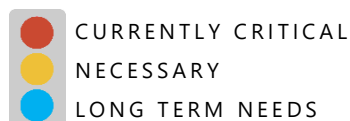


FIGURE 2.



The STATUS of a project can be:

FIGURE 3.

COMPLETED	Project has finished.
IN PROGRESS	Project is on-going.
CANCELED	Project was dropped.
DEFERRED	Project has been postponed.
NEW	Project is new, discovered and written during a site survey.

The appendices provide supplementary material for a more comprehensive understanding of priority categorization, cost estimates and facility management standards.

APPENDIX A	PROJECT IDENTIFICATION (ID) CATEGORIES
APPENDIX B	MAINTENANCE PROJECTS AND COST ESTIMATES
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APPENDIX H	REVISION HISTORY

DISCLAIMER

1. The report was prepared by the SPWD under the authority of [NRS 341.128](#) for use as a planning resource.
2. The report does not guarantee funding and should not be used for budgetary purposes.
3. Qualified individuals should develop the overall project's budget estimate and scope.
4. The actual overall project costs will vary from those reported after the final scope and budgets are developed.
5. This report provides estimated hard costs (construction) and excludes soft costs (project) such as consultant fees, permit fees, and FF&E (furniture, fixtures, equipment).
6. Materials and costs noted here may be affected by new methods of construction, agency projects, and individual projects, as well as pending and proposed Capital Improvement Projects (CIP).
7. The deficiencies outlined in this report were noted in a visual survey, they do not represent the cost of a complete facility renovation or routine maintenance costs.

SITE MAP

9600 GATEWAY DR, RENO, NV 89521-8953

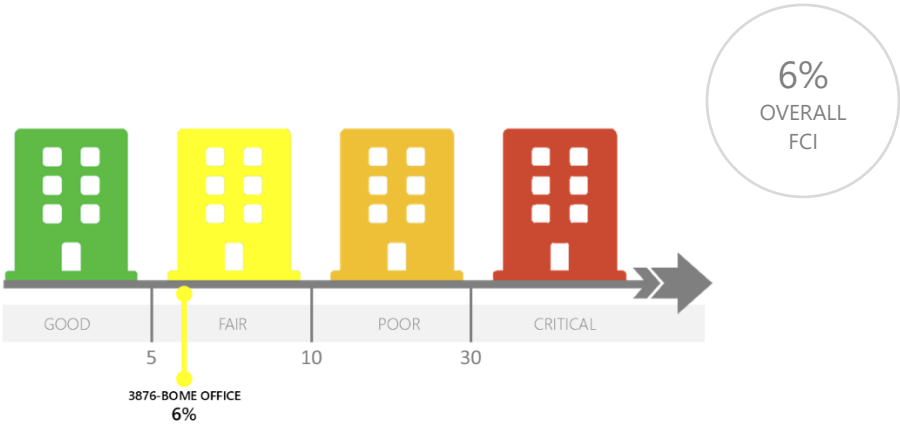


9748 - BOARD OF MEDICAL EXAMINERS OFFICE SITE

BLDG #	NAME	YR BUILT	SQ FT	STATUS
3876	BOARD OF MEDICAL EXAMINERS OFFICE	2004	15,672	OCCUPIED
9748	BOARD OF MEDICAL EXAMINERS OFFICE SITE	0		OCCUPIED
02	TOTAL # OF BLDGS			

FACILITY CONDITION INDEX (FCI)

GRAPH



FCI is the total cost of necessary building repairs and renewal divided by the current cost of replacing the building. Each building’s FCI score reflects the current condition of the building: *good*, *fair*, *poor*, or *critical*. It is normal to see buildings in all stages of condition.

The graph on the left shows the FCI for each building at the BOARD OF MEDICAL EXAMINERS OFFICE SITE.

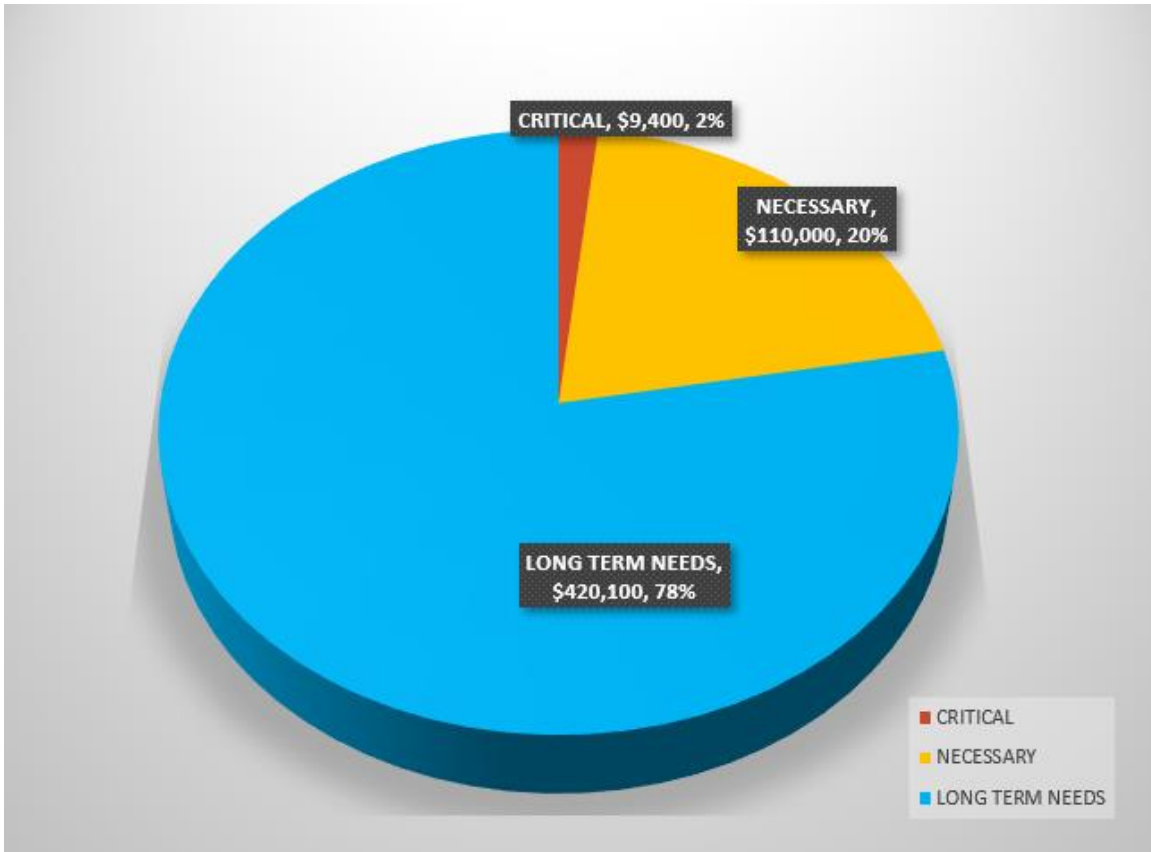
The percentages shown in the graph to the left were calculated using the figures in the report below.

DATA

SITE #: 9748

SURVEY DT	BLDG #	NAME	YR BUILT	SQ FT	PRIORITY CLASSES			PR CLASS	COST TO REPLACE	FCI
					CRITICAL (1) COST	NECESSARY (2) COST	LONG TERM (3) COST			
5/2/2024	9748	BOARD OF MEDICAL EXAMINERS OFFICE SITE	0		\$9,400	\$95,000	\$0	\$104,400	0%	
5/2/2024	3876	BOARD OF MEDICAL EXAMINERS OFFICE	2004	15672	\$0	\$15,000	\$420,100	\$435,100	\$7,836,000	6%
			TOTALS:	15,672	\$9,400	\$110,000	\$420,100	\$539,500	\$7,836,000	7%

COST BREAKDOWN BY PRIORITY



The percentages shown in the chart above were calculated using the figures in the PROJECTS BY PRIORITY section listed below. The chart above represents costs for the entire site.

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
1	Currently Critical	Immediate to 2
2	Necessary – Not Yet Critical	2 to 4
3	Long Term Needs	4 to 10

PROJECTS BY PRIORITY

PRIORITY 1 – CURRENTLY CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
9748	9748SFT1	NEW	SEISMIC GAS SHUT-OFF VALVE INSTALLATION	9,400.00
				\$9,400.00

PRIORITY 2 – NECESSARY, NOT YET CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
3876	3876EXT2	NEW	ROOF REPAIR	15,000.00
9748	9748SIT1	NEW	CONCRETE REPLACEMENT	45,000.00
9748	9748SIT2	NEW	LANDSCAPE REFURBISHMENT	50,000.00
				\$110,000.00

PRIORITY 3 – LONG TERM NEEDS

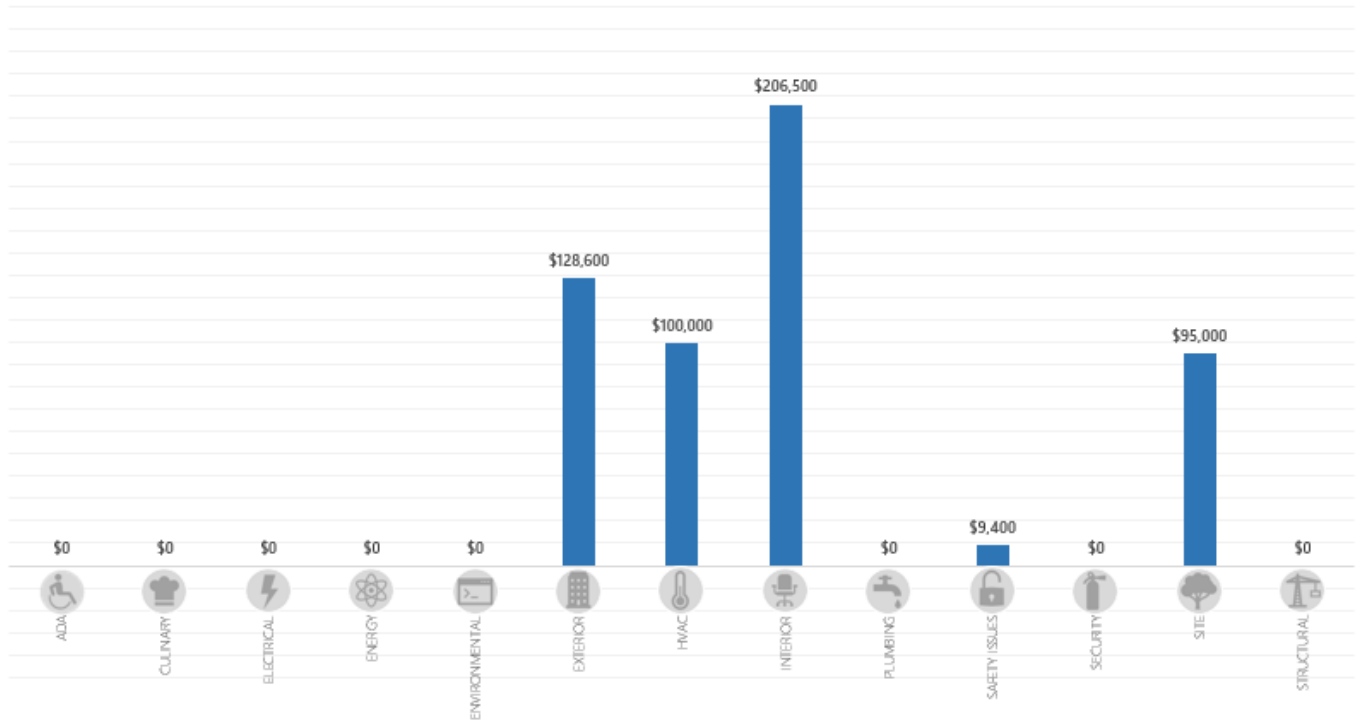
BLDG #	PROJECT #	STATUS	DESC	COST
3876	3876EXT1	NEW	EXTERIOR FINISHES	78,400.00
3876	3876EXT3	NEW	ROOF REPLACEMENT	35,200.00
3876	3876HVA1	NEW	HVAC ROOFTOP REPLACEMENT	100,000.00
3876	3876INT1	NEW	INTERIOR FINISHES	156,700.00
3876	3876INT2	NEW	FLOORING REPLACEMENT	49,800.00
				\$420,100.00
GRAND TOTAL				\$539,500.00

CONSTRUCTION PROJECT PORTFOLIO BY SITE/BUILDING

DISCLAIMER

1. The deficiencies outlined in this report were noted in a visual survey, they do not represent the cost of a complete facility renovation or routine maintenance costs.

PROJECT COSTS BY BUILDING SYSTEMS CATEGORIES



9748 – BOARD OF MEDICAL EXAMINERS OFFICE SITE **OCCUPIED**

FACILITY USAGE: SITE-GENERAL

CONSTRUCTION TYPE		
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	0%	0%
OCCUPANCY TYPE	- %	- %

STATISTICS



BUILT	0
AGE	0 yrs
ACQUIRED	2018
HOW ACQUIRED	GIFTED
SQUARE FEET (SF)	-
FLOORS	0
BASEMENT?	No
LONGITUDE /LATITUDE	39.443333 / -119.761944
REPLACEMENT COST	-
COST PER SF	-
FACILITY CONDITION INDEX	0.00

The Board of Medical Examiners (BOME) site sits on 1.26 acres of fully landscaped land. The parcel contains 67 parking spaces including 3 accessible spaces and an accessible path of travel to a building entry. The parking lot site lighting, paving and curb and gutter are in good condition. On the north side of the property there is a sidewalk that appears to be on property owned by the State. The sidewalk has heaved in sections creating tripping hazards however, no projects will be written for this situation as it is part of the public way and should be addressed separately.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	1	\$ 9,400.00
2	2	\$95,000.00
-	-	-
TOTALS	3	\$104,400.00

9748 BOARD OF MEDICAL EXAMINERS OFFICE SITE

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	9748SFT1 - SAFETY ISSUES	STATUS	9/9/2024	NEW

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
<p>This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services or a site gas services with a single site metering station, consider installation at the tank or main meter service if it feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.</p>	1	Package	\$ 9,400.00	-



9748 BOARD OF MEDICAL EXAMINERS OFFICE SITE

		PRIORITY	2 - Two to Four Years	
PROJECT #	9748SIT1 - SITE ISSUES	STATUS	9/9/2024	NEW

CONCRETE REPLACEMENT


	QUANTITY	UNITS	TOTAL	SF COST
The concrete surfaces of the two patios, stair and ramp on the north side of the building are failing creating an uneven walking surface. In addition, the guard rails are structurally mounted to the concrete. As the concrete continues to degrade, it will affect the mounting support for the guard rails creating an additional safety hazard. This project recommends the complete replacement of flatwork, stairs, ramp and guard rails.	600	Square Foot	\$45,000.00	-



9748 BOARD OF MEDICAL EXAMINERS OFFICE SITE

		PRIORITY	2 - Two to Four Years	
PROJECT #	9748SIT2 - SITE ISSUES	STATUS	9/9/2024	NEW

LANDSCAPE REFURBISHMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The landscaping surrounding the building is aging and appears to be in poor condition. The rock retaining walls appear to be bulging over the sidewalks, possibly due to movement of the soil behind the retaining walls. The stone hardscape is sluffing onto the sidewalks and some of the shrubbery may be lacking adequate irrigation. This project recommends a complete review by a qualified landscape contractor to conduct the proper repairs.</p>	1	Package	\$50,000.00	-
				

3876 – BOARD OF MEDICAL EXAMINERS OFFICE **OCCUPIED**

FACILITY USAGE: OFFICE

CONSTRUCTION TYPE	I-B Fire Resistive Non-combustible (mid-rise, Group R)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Stucco	0%
OCCUPANCY TYPE	100% B Offices or Higher Education Offices	-%

STATISTICS



BUILT	2004
AGE	20 yrs
ACQUIRED	2018
HOW ACQUIRED	GIFTED
SQUARE FEET (SF)	15,672
FLOORS	2
BASEMENT?	No
LONGITUDE /LATITUDE	39.443465 / -119.762150
REPLACEMENT COST	\$7,836,000.00
COST PER SF	\$ 500.00
FACILITY CONDITION INDEX	5.55


The office building is a two story building with a wood/steel frame and a stud-stucco exterior. The office building is 15,672 square feet. The building does not have elevator access to the second floor. Therefore all programs requiring accessibility need to remain on the first floor. The building was purchased for the State of Nevada Board of Medical Examiners to house administrative and executive staff.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$15,000.00
3	5	\$420,100.00
TOTALS	6	\$435,100.00

3876 BOARD OF MEDICAL EXAMINERS OFFICE

		PRIORITY	2 - Two to Four Years	
PROJECT #	3876EXT2 - BUILDING EXTERIOR	STATUS	9/9/2024	NEW

ROOF REPAIR

	QUANTITY	UNITS	TOTAL	SF COST
<p>The underlayment in a double valley on the west side of the roof appears to have been installed incorrectly. During severe weather conditions ice builds up under the roofing tiles causing leaks in the spaces below. This project recommends the removal of the roofing tiles and underlayment and re-application of ice & water shield over the entire area. Consulting with the Statewide Roofing Project Manager is recommended in development of the project scope.</p>	1	Package	\$15,000.00	\$ 1.00
				

3876 BOARD OF MEDICAL EXAMINERS OFFICE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	3876EXT1 - BUILDING EXTERIOR	STATUS	9/9/2024	NEW

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
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 is repairing damaged areas of stucco, power washing, priming, painting and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be repaired and painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	15672	Square Foot	\$78,400.00	\$ 5.00



3876 BOARD OF MEDICAL EXAMINERS OFFICE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	3876EXT3 - BUILDING EXTERIOR	STATUS	9/10/2024	NEW

ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The single ply roofing in the HVAC roof well 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 - 25 years. The roof warranty expires during that time frame. 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 2006. Based on the expected roofing lifespan, it is recommended that this building be re-roofed in the next 6 - 8 years to be consistent with the roofing program.	1600	Square Foot	\$35,200.00	\$ 2.00

The single ply roofing in the HVAC roof well 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 - 25 years. The roof warranty expires during that time frame. 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 2006. Based on the expected roofing lifespan, it is recommended that this building be re-roofed in the next 6 - 8 years to be consistent with the roofing program.

This project should be implemented concurrently with the HVAC ROOFTOP REPLACEMENT project in order to provide an integrated, water tight roofing solution.



3876 BOARD OF MEDICAL EXAMINERS OFFICE

		PRIORITY	3 - Four to Ten Years
PROJECT #	3876HVA1 - HVAC	STATUS	9/10/2024 NEW

HVAC ROOFTOP REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
There are 4 rooftop packaged HVAC units that are original to the building and approaching 20 years in operation. The packaged HVAC units are reaching the end of their expected and useful life. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project would provide for the installation of 4 new packaged HVAC units. Also included in this estimate is new curb adapters, roofing modifications, 100 feet of new condensate line, crane and rigging removal and installation and all required connections to utilities. Additional features to include direct drive, economizer and direct digital (DDC) controls.	4	Each	\$100,000.00	\$ 6.00

This project should be implemented concurrently with the ROOF REPLACEMENT project in order to provide an integrated, water tight roofing solution.



3876 BOARD OF MEDICAL EXAMINERS OFFICE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	3876INT1 - BUILDING INTERIOR	STATUS	9/9/2024	NEW

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes were in good condition. It is recommended the interior walls and ceilings be painted in the next 7 - 9 years. All surfaces should be repaired and prepped prior to painting. For durability in wet areas, an epoxy-based paint should be used. Building maintenance should be scheduled on a cyclical basis to maintain the integrity of the structure	15672	Square Foot	\$156,700.00	\$ 10.00



3876 BOARD OF MEDICAL EXAMINERS OFFICE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	3876INT2 - BUILDING INTERIOR	STATUS	9/10/2024	NEW

FLOORING REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The carpet in 1st floor circulation corridors of the building are reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new heavy duty commercial grade carpet in the next 4 - 5 years.	3500	Square Foot	\$49,800.00	\$ 3.00



APPENDICES

APPENDIX A – PROJECT IDENTIFICATION (ID) CATEGORIES

FIGURE 3 is a list of the current building management categories used. The Project ID contains the following:

<SITE #> <BUILDING MANAGEMENT CATEGORY> <ARBITRARY #>

Example: 9999ADA1 and 9999HVA2

BUILDING MANAGEMENT CATEGORIES

FIGURE 3.



APPENDIX B – MAINTENANCE PROJECTS AND COST ESTIMATES

DISCLAIMER

1. The actual overall project costs will vary from those reported after the final scope and budgets are developed.
2. This report provides estimated hard costs (construction) and excludes soft costs (project) such as consultant fees, permit fees, and FF&E (furniture, fixtures, equipment).
3. Materials and costs noted here may be affected by new methods of construction, agency projects, and individual projects, as well as pending and proposed Capital Improvement Projects (CIP).

MAINTENANCE PROJECTS

- Electrical
- Plumbing
- HVAC
- Painting or remodeling
- Flooring and asphalt
- Fire Alarm

EXCLUDED

- Furniture
- Program issues
- Space change
- Telecommunications
- Unidentified costs
- Window treatments
- Routine maintenance



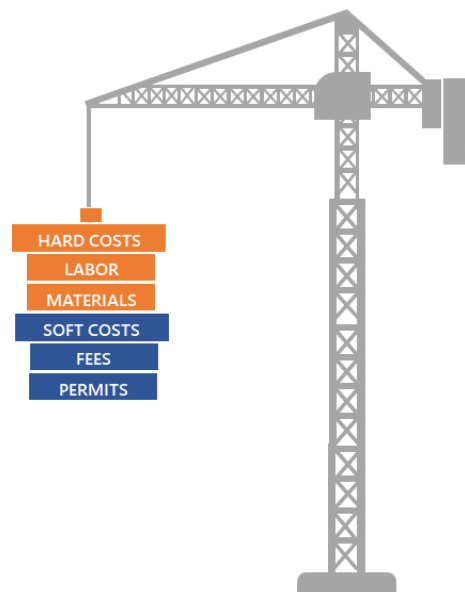
CURRENT CONSTRUCTION PROJECT COST ESTIMATES (Hard Costs)

Cost estimates are derived from:

- RSMeans Cost Estimating Guide
- Comparable SPWD construction projects
- Contractor pricing, which includes:
 - Labor
 - Location factors
 - Materials
 - Profit
 - Overhead

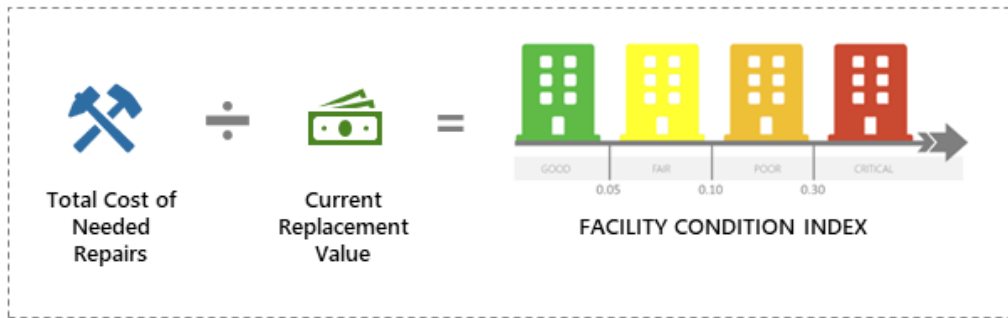
EXCLUDED – (Soft Costs)

- Project design costs, such as:
 - Project design fees
 - Construction management
 - Special testing and inspections
 - Inflation
 - Permit fees



APPENDIX C – FACILITY CONDITION INDEX

The calculation is the total cost of needed building repairs divided by the current cost of replacing the building (Wikipedia, n.d.).



Buildings with an index greater than .50 or 50% are recommended for complete replacement.

EXAMPLE – BUILDING NEEDS THE FOLLOWING REPAIRS:

Priority 1 Currently Critical – Immediate to Two Years

ARC FLASH and ELECTRICAL COORDINATION STUDY	\$20,000
DOMESTIC WATER BOILER REPLACEMENT	\$316,700
FIRE ALARM SYSTEM UPGRADE	\$403,700
SEISMIC GAS SHUT-OFF VALVE INSTALLATION	\$6,300
TOTAL	\$746,700

Priority 2 Necessary – Not Yet Critical – Two to Four Years

CULINARY REFRIGERATION REPLACEMENT	\$800,000
HVAC EQUIPMENT REPLACEMENT	\$545,800
RESTROOM & SHOWER UPGRADE	\$605,100
TOTAL	\$1,950,900

Priority 3 Long Term Needs – Four to Ten Years

EXTERIOR FINISHES	\$50,000
INTERIOR FINISHES	\$50,000
FLOORING REPLACEMENT	\$150,000
TOTAL	\$200,000



GRAND TOTAL COST OF NEEDED REPAIRS

\$2,897,600



CURRENT REPLACEMENT VALUE

DIVIDED BY
\$11,540,000

=



0.25 POOR

APPENDIX D – PROJECT PRIORITY CLASSIFICATIONS

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
1	Currently Critical	Immediate to 2
	Projects in this category require immediate action to: <ul style="list-style-type: none"> • Return a facility to normal operations • Stop accelerated deterioration • Address fire and life safety hazards • Address an ADA requirement 	

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
2	Necessary – Not Yet Critical	2 to 4
	Projects in this category require preemptive attention to avoid deterioration, downtime and increased costs.	

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
3	Long Term Needs	4 to 10
	Projects in this category include building systems (e.g., HVAC, electrical, life safety) with a life cycle to assist in future CIP funding, such as: <ul style="list-style-type: none"> • Investment planning • Functional improvements • Lower priority 	

APPENDIX E – REFERENCES

Legislature, N. S. (2022). NRS 341.128. Retrieved from Leg.state.nv.us:
<https://www.leg.state.nv.us/nrs/nrs-341.html#NRS341Sec128>

Wikipedia. (n.d.). Facility Condition Index (FCI). Retrieved 2022, from Wikipedia The Free Encyclopedia: https://en.wikipedia.org/wiki/Facility_condition_index

APPENDIX F – REPORT DISTRIBUTION

DIVISIONAL CONTACTS

DEPT	FIRST	LAST	TITLE	email
BOME	DONYA	JENKINS	CHIEF OF FINANCE AND HUMAN RESOURCES	djnsbme@medboard.nv.gov

CC'd: STATEWIDE CONTACTS

DEPT	DIV	TITLE
GFO	BUDGET	EXEC BR BGT OFF 1
DCNR	LANDS	DIV ADMIN
DCNR	LANDS	DEP DIV ADMIN
DCNR	LANDS	STATE LAND AGT 4
LEG	LCB	SR PGM ANLST
LEG	LCB	PRINC PGM ANLST
ADMIN	RISK MGT	DIV ADMIN
ADMIN	RISK MGT	INS / LOSS PREV SPEC
ADMIN	RISK MGT	PGM OFF 1
ADMIN	RISK MGT	MA 4
ADMIN	RISK MGT	SFTY SPEC CONSULT

APPENDIX G – FCA TEAM CONTACT INFORMATION

DISCLAIMER

1. The report was prepared by the SPWD under the authority of NRS 341.128 for use as a planning resource.

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APPENDIX H – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	10/2/2024	Initial.
1	10/23/2024	Inserted Facility Usage: Site and Building pages.