

State of Nevada
Department of Administration – Fleet Services Division
Fleet Services Office – Las Vegas
Facility Condition Analysis

FLEET SERVICES OFFICE LAS VEGAS

7060 La Cienega Street
Las Vegas, Nevada 89119

Site Number: 9790
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report Printed in November 2015

State of Nevada
Department of Administration – Fleet Services Division
Fleet Services Office – Las Vegas
Facility Condition Analysis

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: 9790

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
3155	FLEET SERVICES OFFICE - LAS VEGAS 7060 La Cienega Street Las Vegas	4085	2005	3/18/2015	\$0	\$44,575	\$20,425	\$65,000	\$1,225,500	5%
9790	FLEET SERVICES - LAS VEGAS SITE 7060 La Cienega Street Las Vegas		2005	3/18/2015	\$25,000	\$27,500	\$0	\$52,500		0%
Report Totals.....:		4,085			\$25,000	\$72,075	\$20,425	\$117,500	\$1,225,500	10%

SPWD Facility Condition Analysis

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FLEET SERVICES - LAS VEGAS SITE

SPWD Facility Condition Analysis - 9790

Survey Date: 3/18/2015

FLEET SERVICES - LAS VEGAS SITE

BUILDING REPORT

The Fleet Services site in Las Vegas is comprised of one structure on the site. The entire site is paved providing space for automobile parking and storage. There is an above ground fuel tank/ filling station behind the building as well as designated ADA accessible parking which is somewhat ADA compliant. The route of travel into the building is not 100% ADA accessible. The curb ramp is too small and there is a protrusion in the traveled way to the building as well as possible clearance issues with the entrance into the facility. The site has city water and sewer service as well as electrical service. There is no natural gas service to the building.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$25,000

Currently Critical

Immediate to Two Years

Project Index #: 9790ADA1

Construction Cost \$25,000

ADA UPGRADES

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A compliant path of travel from the accessible parking spaces and from the public right of way to the entrance are necessary to comply with ADA accessibility requirements. The current path from the parking spaces is not in compliance due to a curb ramp that is too small and the downspout protruding into the path. There is also no path from the public right of way. This project would provide for complaint concrete walkways and curb ramps. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$27,500

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 9790SIT1

Construction Cost \$21,000

CRACK FILL & SEAL ASPHALT PAVING

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads and parking 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. 35,000 square feet of asphalt area was used to generate this estimate.

Project Index #: 9790ENR1

Construction Cost \$6,500

EXTERIOR SOLAR SITE LIGHTING UPGRADE

There is one existing light pole at the site. With increased traffic and development in the area, insufficient site lighting is a security and safety concern. This project would provide for the installation of 8 solar powered LED exterior light fixtures, 20 foot tall poles and 30" diameter raised concrete bases. This installation will eliminate the need for trenching and electrical connections. The existing pole may be acceptable to re-use. If so, the estimate can be reduced accordingly.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$25,000
Priority Class 2:	\$27,500
Priority Class 3:	\$0
Grand Total:	\$52,500

**FLEET SERVICES OFFICE - LAS VEGAS
BUILDING REPORT**

The Fleet Services building is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. The facility has a lobby and customer service desk as well as a conference room, break room, a small office, parts storage, Men's and Women's designated ADA accessible restrooms, a unisex ADA accessible restroom in the service bay area, a service bay and car wash bay with an automatic automobile washing system. There is a roof mounted HVAC unit for the office space and a small ceiling hung radiant heater in the service bay. The building does not have natural gas.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$44,575**
Necessary - Not Yet Critical **Two to Four Years**

CARPET REPLACEMENT **Project Index #: 3155INT2**
Construction Cost \$1,050

The carpet in the Conference Room is showing signs of extreme wear and should be scheduled for replacement. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 2-3 years.

EXTERIOR FINISH REPAIRS **Project Index #: 3155EXT2**
Construction Cost \$4,500

The exterior of the building is covered by an Exterior Insulation Finishing System (EIFS). There are at least 3 large cracks in the EIFS that should be repaired in order to maintain a waterproof envelope around the building. This project would provide funding to repair the cracks and bring the finish back to its original condition.

EXTERIOR LIGHTING UPGRADE **Project Index #: 3155ENR1**
Construction Cost \$3,600

There are 12 wall pack lighting fixtures mounted on the exterior of the building. These light fixtures are old, failing and not energy efficient. This project would provide for the replacement of the 12 exterior lighting fixtures with new LED light fixtures, using existing wiring.

HEATING UPGRADE **Project Index #: 3155HVA1**
Construction Cost \$15,000

The electric heater in the garage is broken and the wash bay does not currently have any heating equipment. The garage is uncomfortably cold in the winter and the wash bay cannot be used in cold temperatures. It is recommended to install heating equipment in these areas to ensure a comfortable work environment and an operational wash bay. This project would provide for the purchase and installation of three electric heaters including all required connections to existing utilities.

INTERIOR FINISHES **Project Index #: 3155INT1**
Construction Cost \$20,425

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$20,425

Long-Term Needs

Four to Ten Years

Project Index #: 3155EXT1

Construction Cost \$20,425

EXTERIOR FINISHES

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 power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 4,085
Year Constructed: 2005
Exterior Finish 1: 0 % Painted Stucco / EIFS
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 60 % S-2
IBC Occupancy Type 2: 40 % B
Construction Type: Concrete Masonry Units & Steel
IBC Construction Type: V-B
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$15.91
Priority Class 2:	\$44,575	Total Facility Replacement Construction Cost:	\$1,226,000
Priority Class 3:	\$20,425	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$65,000	FCNI:	5%

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

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



Fleet Services – Las Vegas – FCA Building #3155
Description: Entrance facing Bonanza Blvd.



Fleet Services – Las Vegas – FCA Building #3155
Description: ADA Path of Travel



Fleet Services – Las Vegas – FCA Building #3155
Description: EIFS Damage



Fleet Services – Las Vegas – FCA Building #3155
Description: Exterior Wall Pack Light Fixtures



Fleet Services – Las Vegas – FCA Building #3155
Description: Interior Finishes