



DEPT OF ADMINISTRATION

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION

STATE PUBLIC WORKS DIVISION

FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW

FACILITY INSIGHTS

SOUTH REGION

-

9790 - FLEET SERVICES - LAS VEGAS SITE

7060 LA CIENEGA ST

LAS VEGAS, NV 89119-4222

CLARK COUNTY

SURVEY DATE: 03/06/2023



TABLE OF CONTENTS

| | |
|---|----|
| INTRODUCTION | 3 |
| KEY FINDINGS | 4 |
| OVERALL RECOMMENDATIONS | 4 |
| OVERALL SITE CONDITION | 4 |
| SITE UTILITIES AND INFRASTRUCTURE | 4 |
| SAFETY, COMPLIANCE AND ACCESSIBILITY..... | 4 |
| ENVIRONMENTAL LANDSCAPING CONCERNS | 4 |
| PROPERTY MAP, 7060 LA CIENEGA ST, LAS VEGAS | 5 |
| PROPERTY SNAPSHOT, FLEET SERVICES - LAS VEGAS SITE | 6 |
| FACILITY DETAILS, FLEET SERVICES OFFICE – LAS VEGAS | 7 |
| APPENDIX A - FACILITY CONDITION INDEX (FCI)..... | 8 |
| APPENDIX B – SUPPLEMENTARY PHOTOGRAPHIC RECORD | 9 |
| BUILDING SYSTEMS | 9 |
| EXTERIOR | 10 |
| INTERIOR | 11 |
| APPENDIX C – REPORT DISTRIBUTION | 12 |
| DIVISIONAL CONTACTS | 12 |
| STATEWIDE CONTACTS CC'D | 12 |
| APPENDIX D - FCA RESOURCES..... | 13 |
| APPENDIX E – REVISION HISTORY | 14 |

*The **FCA PROGRAM**, established by the State Public Works Division (SPWD), fulfills oversight responsibilities under **NRS 341.128** (periodically inspect state-owned institutions) and **NRS 331.110** (inventory of state property).*

*The **Property Portfolio Review** is a two-part evaluation offering an assessment of a property's condition and prioritized project recommendations with preliminary cost estimates.*


INTRODUCTION

The **Facility Insights** report serves as the foundation of the **Property Portfolio Review**, evaluating the property and its facilities. The Project Addendum, part two, builds on this foundation by detailing specific projects and their preliminary cost estimates, excluding soft costs (e.g., consultant fees, permits, furnishings).

This report emphasizes the **Facility Condition Index (FCI)**, (see Appendix A), a critical metric used to assess the overall health, functionality, and maintenance priorities of each facility. The observations and data in this report are based on a visual assessment conducted at the time of the review and reflect the conditions observed.

The data in this report was gathered through the following methods:

- **Research:** Historical data of past repairs and improvements. Current trends in energy enhancements.
- **Document Review:** Examination of building plans, maintenance logs, and previous reports.
- **Interviews:** Consultations with key stakeholders to gather insights.
- **Site Visit:** Visual and photographic inspection of the site and facilities. Inspections include review of building systems such as fire alarm, electrical and HVAC systems as well as interior and exterior finishes, roofing systems, paving and landscape.

 **Disclaimer:** Observations are limited to **accessible areas** and conditions present during the survey.
Accurate Forecasting: Updated estimates must be obtained that include soft costs and professional evaluations.

KEY FINDINGS

OVERALL RECOMMENDATIONS

The following recommendations address the primary concerns identified during the assessment and prioritize actions for the site and building.

- **Property:** The overall condition of the site is fair and adequately maintained based on the FCI. Due to changes in surrounding development, additional site lighting is recommended to reduce risk of theft and vandalism.
- **Utilities:** The site is not served by natural gas. Nearest gas service appears to be approximately 1 block away. Service installation should be investigated to reduce the cost of heating the building.

OVERALL SITE CONDITION

- **Infrastructure:** Well maintained, with good drainage and accessibility. Paved areas show signs of failure and needs cracks filled and pavement sealed.
- **Findings:** Site lighting, minor ADA improvements and crack fill and seal paved areas are recommended.

SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Adequate, with no issues.
- **Electrical Systems:** Modern, with no issues.
- **Gas:** Not available, however service installation should be considered to prepare for heating equipment replacement.
- **Stormwater Drainage:** No concerns noted.

SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** The site is substantially compliant with current ADA and safety standards. Site path of travel needs improvement due to obstruction of roof downspout.
- **Fire Safety:** Adequate systems across the site.

ENVIRONMENTAL LANDSCAPING CONCERNS

- **Landscaping and Green Space Management:** The condition of the landscaping and green spaces indicates that they are in good condition and well-maintained.

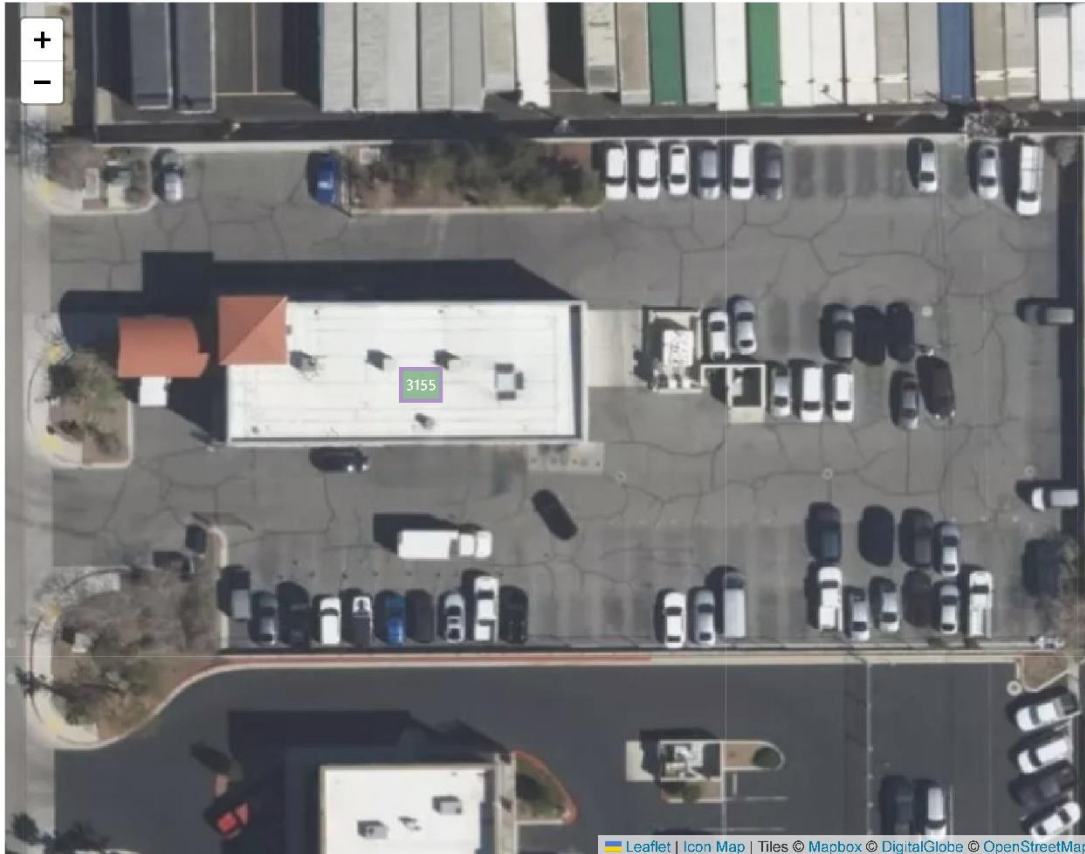
PROPERTY MAP, 7060 LA CIENEGA ST, LAS VEGAS

SITE IS:

OWNED

OCCUPIED

1 BUILDING



| B# | NAME | STATUS | RIGHTS |
|------|-----------------------------------|----------|--------|
| 3155 | FLEET SERVICES OFFICE - LAS VEGAS | OCCUPIED | OWNED |

PROPERTY SNAPSHOT, FLEET SERVICES - LAS VEGAS SITE

CLARK COUNTY



PURCHASED 2014



GENERAL



11 YEARS



OCCUPIED

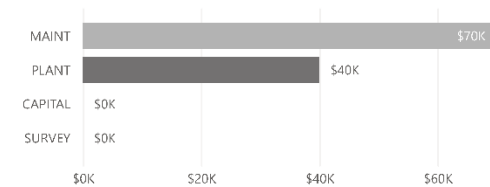


1.0 ACRES

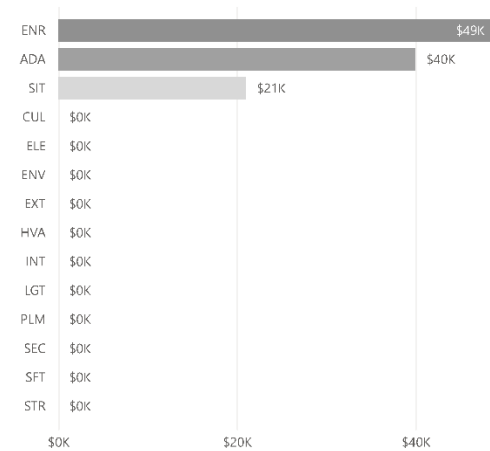


The Fleet Services facility in Las Vegas sits on a 1-acre paved site with a single building. It includes vehicle parking, storage, and an above-ground fuel tank. ADA parking is provided, but the access route to the building is not fully ADA compliant, with a small curb ramp, a protrusion in the path, and potential clearance issues at the entrance. The site has city water, sewer, and electrical service.

PROJECT TYPE BREAKDOWN - SITE ONLY



PROJECT CATEGORY BREAKDOWN - SITE ONLY



1 BUILDING



OCCUP... 1

\$177,200

TOTAL BLDG PROJECT COST

\$2,451,000

TOTAL BUILDING FRC

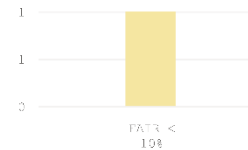


OWNED 1

7.20
AVERAGE FCI %



FCI DISTRIBUTION



COST

| PRIORITY 1 | 1 | \$40,000 |
|------------|---|----------|
| PRIORITY 2 | 2 | \$70,000 |
| PRIORITY 3 | 0 | \$0 |
| TOTAL | 3 | |

\$110,000

FACILITY DETAILS, FLEET SERVICES OFFICE – LAS VEGAS

PURCHASED 2014



SERVICE



11 YEARS



OCCUPIED



4,100 SF



FCI %

7.2



The FLEET SERVICES OFFICE - LAS VEGAS includes a lobby, service desk, conference room, break room, small office, parts storage, ADA restrooms (Men's, Women's, and unisex in the service bay), a service bay, and an automatic car wash bay.

CODE COMPLIANCE SUMMARY

CODE YR: 2000

CONS TYPE: TYPE: V-B Wood Construction (Unprotected)

OCC: 100% - B

Offices or Higher Education Offices

FIRE: 100% suppressed

3155 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE
SEISMIC: REINFORCED

FRAME: SITE-ASSEMBLED – 100% CONCRETE
SEISMIC: REINFORCED

ROOF: FLAT – 100% MEMBRANE
SEISMIC: UNKNOWN

EXTERIOR: CLADDING – 100% COMPOSITE

FLRS: 1

BSMT: UNKNOWN

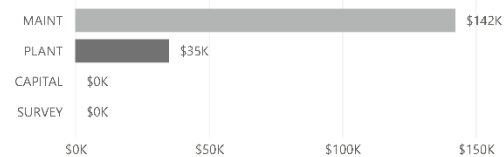
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

\$2,451,000

REPLACEMENT COST

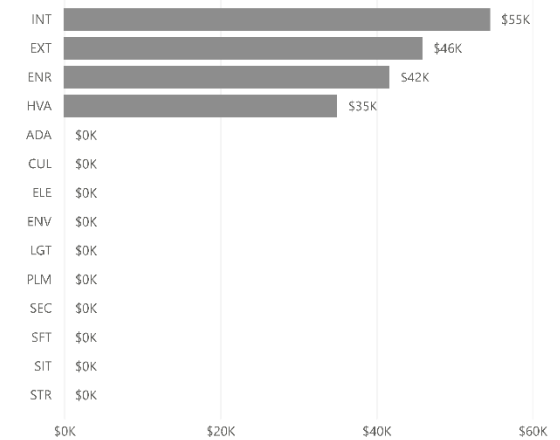
PROJECT TYPE BREAKDOWN - BY BUILDING



| COST | | |
|--------------|----------|-----------|
| PRIORITY 1 | 0 | \$0 |
| PRIORITY 2 | 7 | \$136,300 |
| PRIORITY 3 | 1 | \$40,900 |
| TOTAL | 8 | |

\$177,200

PROJECT CATEGORY BREAKDOWN - BUILDING



APPENDIX A - FACILITY CONDITION INDEX (FCI)

- **What It Is:** A widely used critical metric to evaluate the overall health, functionality, and maintenance priorities of each facility
- **Purpose:**
 - Provides a quick snapshot of a facility's health, expressed as a percentage
 - **Lower FCI Values:**
 - **0.05:** Indicates a facility is good condition
 - **0.06 – 0.10:** Indicates a facility is in fair condition
 - **Higher FCI Values:**
 - **0.11 – 0.30:** Indicates a facility is in poor condition
 - **0.30:** Indicates a facility is in critical condition
- **Use Cases:**
 - Helps prioritize repairs
 - Guides funding allocation by comparing conditions across multiple facilities in a portfolio
- **Calculation:**
$$FCI = \frac{\text{Cost of necessary repairs or Deferred Maintenance}}{\text{Current Replacement Value}}$$
- **Example:** The facility's replacement cost is \$11,540,000, and the required repairs total \$2,236,200, resulting in an FCI of **19%** (0.19)

APPENDIX B – SUPPLEMENTARY PHOTOGRAPHIC RECORD

BUILDING SYSTEMS



EXTERIOR



INTERIOR



APPENDIX C – REPORT DISTRIBUTION

DIVISIONAL CONTACTS

| DEPT | TITLE |
|-------|---|
| ADMIN | DIRECTOR |
| ADMIN | DEPUTY DIRECTOR |
| ADMIN | DIVISION ADMINISTRATOR, FLEET SERVICES DIVISION |

STATEWIDE CONTACTS CC'D

The following positions across various departments are CC'D:

- **GFO Budget**
 - Executive Branch Budget Officer
- **DCNR Lands Division**
 - Division Administrator
 - Deputy Division Administrator
 - State Land Agent 2
- **Legislative Counsel Bureau**
 - Senior Program Analyst
 - Principal Program Analyst
- **Administration Risk Management Division**
 - Division Administrator
 - Insurance/Loss Prevention Specialist
 - Program Officer
 - Management Analyst 4
 - Safety Specialist Consultant

APPENDIX D - FCA RESOURCES



KEN FORBES

Construction Project Coordinator III

kforbes@admin.nv.gov

775.315-5573

CAROL MYERS

Construction Project Coordinator II

mc.myers@admin.nv.gov

775.690-5134

YADHIRA PIMENTEL

Administrative Assistant IV

mypimentel@admin.nv.gov

775.684-4126

APPENDIX E – REVISION HISTORY

| VERSION | DATE | AMENDMENT |
|---------|-----------|-----------|
| 0 | 6/16/2025 | Initial. |