



DEPT OF ADMINISTRATION

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION

STATE PUBLIC WORKS DIVISION

FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW

PROJECT ADDENDUM

SOUTH REGION

-

9790 - FLEET SERVICES - LAS VEGAS SITE

7060 LA CIENEGA ST

LAS VEGAS, NV 89119-4222

CLARK COUNTY

SURVEY DATE: 03/06/2023



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*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 **Project Addendum** is part two of the **Property Portfolio Review**, building on the foundation of the Facility Insights report, which assesses the condition of the property and its facilities. It outlines post-assessment projects, categorized within the SPWD's building management system, by priority, status designation, and preliminary cost estimate. Building management components include ADA, culinary, electrical, energy, environmental, exterior, HVAC, interior, plumbing, safety, security, site, and structural systems.

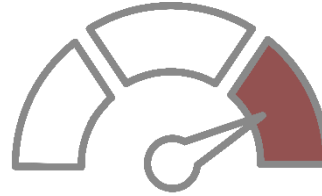
Projects are prioritized by urgency and address the most pressing needs effectively:

- **Priority 1, 0 - 2 years, Currently Critical:** Requires immediate action.
- **Priority 2, 2 - 4 years, Necessary – Not Yet Critical:** Preemptive attention to avoiding deterioration.
- **Priority 3, 4 - 10 years, Long Term Needs:** Investment planning and functional improvements.

Projects are assigned a status designation of **new, in progress, completed, deferred or canceled**. Preliminary cost estimates are based on multiple sources, including the **RS Means Cost Estimating Guide**, similar **SPWD construction projects**, and **contractor pricing**, factoring in labor, location, materials, profit, and overhead. **Soft costs** (design fees, testing, permits) are not include.



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.



PRIORITY 1: CURRENTLY CRITICAL, REQUIRES IMMEDIATE ACTION

FLEET SERVICES - LAS VEGAS SITE



\$40,000.00

PRIORITY 1
0 - 2 years

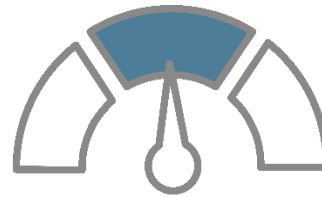


DEFERRED ADA - 10/29/2024

9790-ADA-1: 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 2018 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 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

FLEET SERVICES - LAS VEGAS SITE

\$49,000.00

PRIORITY 2
2 - 4 years



DEFERRED ENERGY SAVINGS - 10/29/2024

9790-ENR-1: EXTERIOR 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 2 LED exterior light fixtures, 20 foot tall poles and 30" diameter raised concrete bases. This project includes trenching, conduit and 2 additional light poles.

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\$35,000.00

PRIORITY 2
2 - 4 years



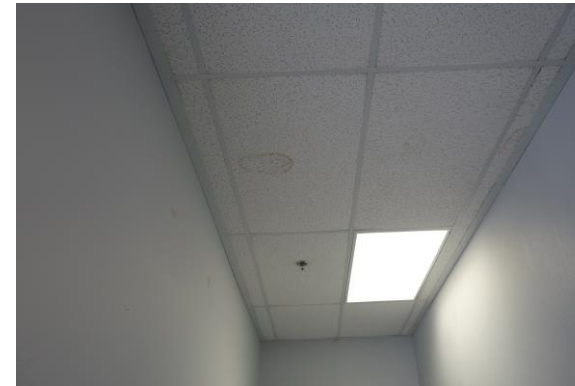
DEFERRED HVAC - 10/29/2024 3155-HVA-1: HEATING UPGRADE

The one 5 kw electric unit heater in the garage is inadequate in providing minimum working conditions. 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 electric infrared heaters including all required connections to existing utilities. A potential alternative solution is to install a natural gas service to the building.

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\$32,700.00

PRIORITY 2
2 - 4 years



NEW ENERGY SAVINGS - 10/29/2024

3155-ENR-2: INTERIOR LIGHTING UPGRADE

The existing interior lighting fixtures are the older fluorescent type and are not energy efficient. This project will replace fixtures with high efficiency 5,000K LED lamps with a longer life cycle. Occupancy sensors will be installed in low occupancy areas for additional savings. Electrical wiring upgrades are not included in this estimate.

FLEET SERVICES OFFICE - LAS VEGAS

\$30,000.00

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 10/29/2024 3155-INT-3: RESTROOM REFURBISHMENT

The restroom fixtures are stained and unsightly. The plumbing fixtures are original and in need of replacement. This project recommends a minor restroom refurbishment including paint, tile grout cleaning and re-sealing and replacement of all porcelain and plumbing fixtures.

FLEET SERVICES - LAS VEGAS SITE

\$21,000.00

PRIORITY 2
2 - 4 years



DEFERRED SITE ISSUES - 10/29/2024

9790-SIT-1: 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.

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\$20,400.00

PRIORITY 2
2 - 4 years



DEFERRED BUILDING INTERIOR - 10/29/2024 3155-INT-1: INTERIOR FINISHES

The interior finishes were in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 5 - 7 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.

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\$ 9,000.00

PRIORITY 2
2 - 4 years



DEFERRED ENERGY SAVINGS - 10/29/2024

3155-ENR-1: EXTERIOR LIGHTING UPGRADE

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.

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\$ 5,000.00

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 10/29/2024 3155-EXT-3: DOOR HARDWARE REPLACEMENT

The door hardware on the exterior entry doors is failing making it difficult to lock and unlock. This project recommends a thorough examination of the doors and frames ensuring proper alignment and operation. Additionally a replacement of the locksets is needed.

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\$ 4,200.00

PRIORITY 2
2 - 4 years



DEFERRED BUILDING INTERIOR - 10/29/2024 3155-INT-2: CARPET REPLACEMENT

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.



PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

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\$40,900.00

PRIORITY 3
4 - 10 years



DEFERRED BUILDING EXTERIOR - 10/29/2024 3155-EXT-1: 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 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 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

APPENDIX A – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	6/16/2025	Initial.