



STATE OF NEVADA  
STATE PUBLIC WORKS DIVISION

FACILITY CONDITION ASSESSMENT REPORT FOR:



SITE #: 9793

AGRICULTURE LAS VEGAS SITE  
2300 E SAINT LOUIS AVE  
LAS VEGAS, NV 89104-4211



Survey Date: 3/6/2023  
Distribution Date: 12/5/2023

# TABLE OF CONTENTS

FACILITY CONDITION ASSESSMENT INTRODUCTION .....	3
PROGRAM.....	3
REPORT.....	3
SITE MAP .....	5
FACILITY CONDITION INDEX (FCI) .....	6
GRAPH .....	6
DATA .....	7
COST BREAKDOWN BY PRIORITY.....	8
PROJECTS BY PRIORITY .....	9
CONSTRUCTION PROJECT PORTFOLIO BY SITE/BUILDING .....	10
9793 AGRICULTURE LAS VEGAS SITE .....	11
3113 AGRICULTURE LAS VEGAS .....	16
APPENDICES .....	26
APPENDIX A – PROJECT IDENTIFICATION (ID) CATEGORIES .....	26
APPENDIX B – MAINTENANCE PROJECTS AND COST ESTIMATES .....	27
APPENDIX C – FACILITY CONDITION INDEX .....	28
APPENDIX D – PROJECT PRIORITY CLASSIFICATIONS.....	29
APPENDIX E – REFERENCES.....	30
APPENDIX F – REPORT DISTRIBUTION.....	31
APPENDIX G – FCA TEAM CONTACT INFORMATION .....	32
APPENDIX H – REVISION HISTORY .....	33

## 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 1.

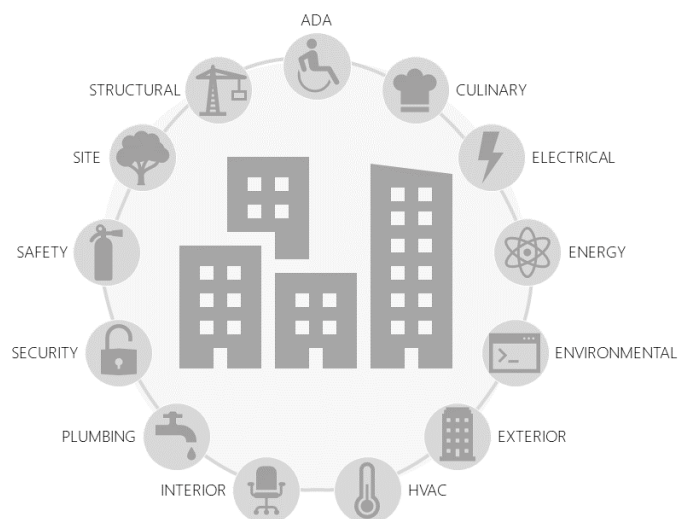
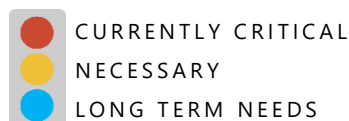


FIGURE 2.



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
APPENDIX C	FACILITY CONDITION INDEX
APPENDIX D	PROJECT PRIORITY CLASSIFICATIONS
APPENDIX E	REFERENCES
APPENDIX F	REPORT DISTRIBUTION
APPENDIX G	FCA TEAM CONTACT INFORMATION
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



BLDG #	NAME	YR BUILT	SQ FT
9793	AGRICULTURE LAS VEGAS SITE	1978	
3113	AGRICULTURE LAS VEGAS	1978	16154

## 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 AGRICULTURE LAS VEGAS SITE.

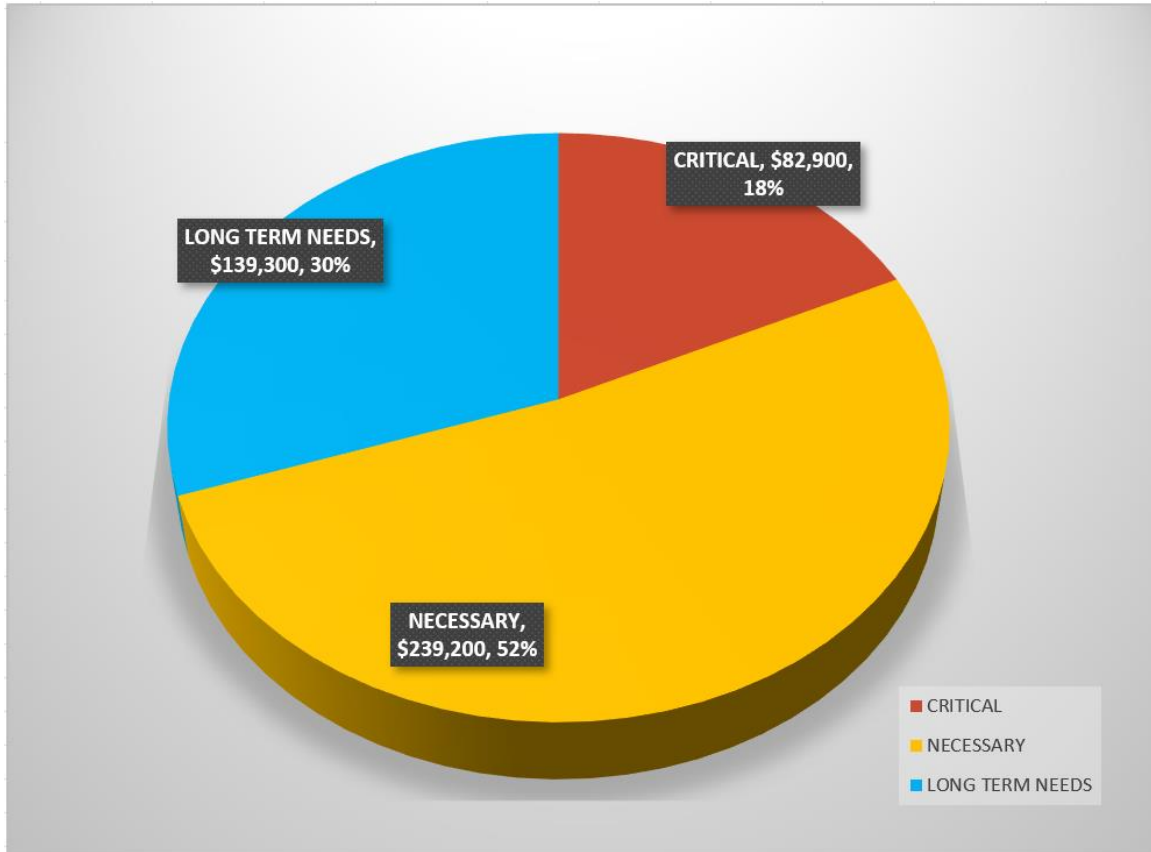
The percentages shown in the graph to the left were calculated using the figures in the report below.

DATA

SITE #: 9793

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			
3/6/2023	9793	AGRICULTURE LAS VEGAS SITE	1978		\$0	\$120,400	\$112,500	\$232,900	0%	
3/6/2023	3113	AGRICULTURE LAS VEGAS	1978	16154	\$82,900	\$118,800	\$80,800	\$282,500	\$11,227,000	3%
			TOTALS:	16,154	\$82,900	\$239,200	\$193,300	\$515,400	\$11,227,000	5%

## 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



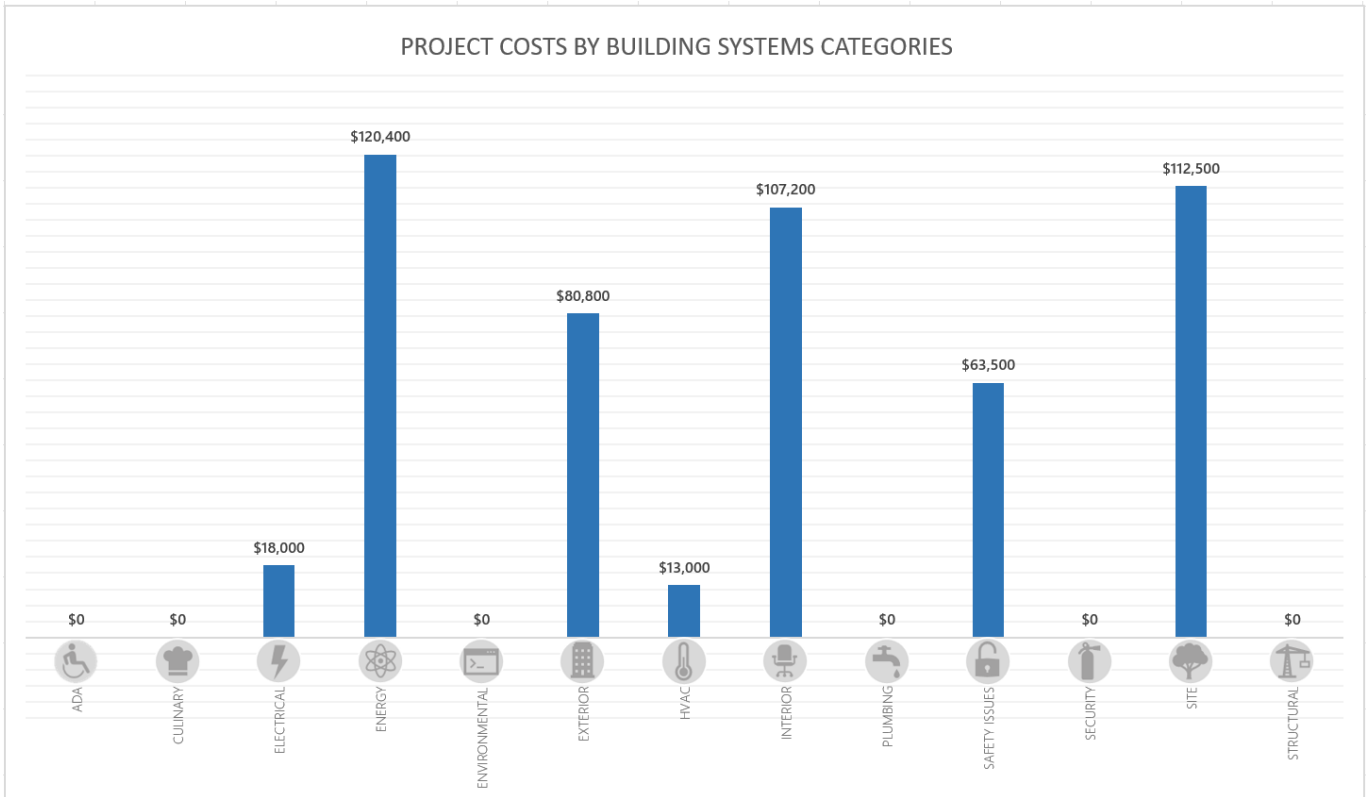
PROJECTS BY PRIORITY

<b>PRIORITY 1 – CURRENTLY CRITICAL</b>				
<b>BLDG #</b>	<b>PROJECT #</b>	<b>STATUS</b>	<b>DESC</b>	<b>COST</b>
3113	3113ELE1	NEW	ARC FLASH and ELECTRICAL COORDINATION STUDY	18,000.00
3113	3113INT3	DEFERRED	JANITOR'S CLOSET REPAIRS	1,400.00
3113	3113SFT3	NEW	GUARDRAIL INSTALLATION	15,000.00
3113	3113SFT4	NEW	FIRE ALARM REPLACEMENT	48,500.00
				<b>\$82,900.00</b>
<b>PRIORITY 2 – NECESSARY, NOT YET CRITICAL</b>				
<b>BLDG #</b>	<b>PROJECT #</b>	<b>STATUS</b>	<b>DESC</b>	<b>COST</b>
3113	3113EXT1	DEFERRED	EXTERIOR FINISHES	80,800.00
3113	3113HVA2	NEW	EVAPORATIVE COOLER REPLACEMENT	13,000.00
3113	3113INT5	NEW	REFURBISH BREAKROOM	25,000.00
9793	9793ENR1	DEFERRED	EXTERIOR SITE LIGHTING UPGRADE	120,400.00
				<b>\$239,200.00</b>
<b>PRIORITY 3 – LONG TERM NEEDS</b>				
<b>BLDG #</b>	<b>PROJECT #</b>	<b>STATUS</b>	<b>DESC</b>	<b>COST</b>
3113	3113INT1	DEFERRED	INTERIOR FINISHES	80,800.00
9793	9793SIT2	DEFERRED	LANDSCAPING AND IRRIGATION UPGRADE	45,000.00
9793	9793SIT3	NEW	CRACK FILL & SLURRY SEAL	67,500.00
				<b>\$193,300.00</b>
<b>GRAND TOTAL</b>				<b>\$515,400.00</b>

# CONSTRUCTION PROJECT PORTFOLIO BY SITE/BUILDING

## DISCLAIMER

- 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.



## 9793 AGRICULTURE LAS VEGAS SITE

### **OCCUPIED**

The Agriculture Las Vegas site, formerly Old Metro Police Station site, is located in the northwest corner of the East Sahara State Complex. The site is mostly paved, fully fenced with accessible parking and path of travel to the building. It is served by city water with backflow prevention, city sewer, electrical and natural gas.



## 9793 AGRICULTURE LAS VEGAS SITE

PRIORITY #: 2

PROJECT ID: 9793-ENR-1

CONST COST: \$120,400

### DEFERRED EXTERIOR SITE LIGHTING UPGRADE

There are four existing light poles in the parking lot. They are the older metal halide type fixtures and are not energy efficient. In addition, the site lighting levels are insufficient to reduce security and safety concerns. This project would provide for the purchase and installation of 4 LED exterior light fixtures on the existing poles and installation of 5 additional light poles, trenching, bases, fixtures and electrical. This project or a portion thereof was previously recommended in the FCA report dated 04/10/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2023.



## 9793 AGRICULTURE LAS VEGAS SITE

PRIORITY #: 3

PROJECT ID: 9793-SIT-3

CONST COST: \$67,500

### NEW CRACK FILL & SLURRY SEAL

The site paving is in good condition and will be due for re-sealing in the next 5 - 6 years. It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site-wide including the access road 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. 75,000 square feet of asphalt area was used to generate this estimate.



## 9793 AGRICULTURE LAS VEGAS SITE

PRIORITY #: 3

PROJECT ID: 9793-SIT-2

CONST COST: \$45,000

### DEFERRED LANDSCAPING AND IRRIGATION UPGRADE

The existing landscaping consists of limited trees and shrubs, rocks, and an irrigation system. The west side of the building is devoid of vegetation and one of the trees on the north side is damaged. This project would provide for vegetation replacement as needed, add new shrubbery, trees and improve the irrigation systems. This project or a portion thereof was previously recommended in the FCA report dated 04/10/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2023.



**9793 AGRICULTURE LAS VEGAS SITE**

**PROJECT COST SUMMARY**

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2:	\$120,400.00
PRIORITY CLASS 3:	\$112,500.00
<b>GRAND TOTAL:</b>	<b>\$232,900.00</b>

# 3113 AGRICULTURE LAS VEGAS

## OCCUPIED BRICK MASONRY & WOOD

IBC CONS TYPE:	V-B	YEAR:	1978
IBC OCC TYPE 1:	70 %B	SQ FT:	16,154
IBC OCC TYPE 2:	30 %S-2	LEVEL(s):	1
EXT FINISH 1 :	100 %	BSMT?	No
EXT FINISH 2 :	0 %	FIRE SUPP:	0%

The Las Vegas Department of Agriculture building, formerly the Old Metro Police Station building, is an insulated concrete and brick masonry structure with a mix of asphalt composition and singly ply roofing systems on a concrete foundation. During the survey of 2012, the building was vacant, and ownership was in the process of reverting back to the State of Nevada. In 2016, the building underwent a substantial interior renovation including insulating the exterior walls of the office space and making the building and site accessible. It is a mix of offices, restrooms, conference rooms, a break area, public lobby, storage and a large warehouse area. The building is protected by a legacy fire alarm system with some components that are obsolete. The 2016 renovation included adding fire sprinklers. The HVAC system consists of roof mounted packaged units also replaced in 2016. The large warehouse area has evaporative cooling via roof mounted units. The building is overall in good condition.





## 3113 AGRICULTURE LAS VEGAS

PRIORITY #: 1

PROJECT ID: 3113-INT-3

CONST COST: \$1,400

### DEFERRED JANITOR'S CLOSET REPAIRS

The mop sink in the Janitor's Closet is mounted to a gypsum board wall. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish. This project or a portion thereof was previously recommended in the FCA report dated 04/10/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/06/2023.



## 3113 AGRICULTURE LAS VEGAS

PRIORITY #: 1

PROJECT ID: 3113-ELE-1

CONST COST: \$18,000

### NEW ARC FLASH and ELECTRICAL COORDINATION STUDY

Arc flash and electrical breaker coordination studies have not been performed or it has been more than 5 years since the last coordination study. Safety requirements for maintenance personnel and the latest electrical code require coordination studies to be verified and performed every 5 years, along with arc flash labeling on all electrical panels. This project will perform the required coordination study, evaluation, adjustments and labeling for the building's electrical distribution system.



## 3113 AGRICULTURE LAS VEGAS

PRIORITY #: 1

PROJECT ID: 3113-SFT-4

CONST COST: \$48,500

### NEW FIRE ALARM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Components of the existing fire alarm are obsolete and repair parts are increasingly difficult to source. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2018 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.



## 3113 AGRICULTURE LAS VEGAS

PRIORITY #: 1

PROJECT ID: 3113-SFT-3

CONST COST: \$15,000

### NEW GUARDRAIL INSTALLATION

There is an area used as a storage mezzanine in the warehouse area. The sides are unprotected. The height at which a guardrail is required is 30" per IBC 2018 Section 1015.2 Where Required: "Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches measured vertically to the floor or grade below..." This project would provide for the purchase and installation of new guardrails meeting the requirements of Section 1015.



## 3113 AGRICULTURE LAS VEGAS

PRIORITY #: 2

PROJECT ID: 3113-HVA-2

CONST COST: \$13,000

### NEW EVAPORATIVE COOLER REPLACEMENT

Two evaporative coolers are installed on the roof of this building. They were not replaced in 2016 and have reached the end of their useful and expected life. This project will fund the removal and replacement of the evaporative coolers, new blow-down controls on the evaporative sump, water treatment (Nu-Calgon model 4173-06 or equal) slow dissolving chemical scale and corrosion inhibitor) and all required connections to utilities. The estimate includes removal and disposal of the old cooler.



## 3113 AGRICULTURE LAS VEGAS

PRIORITY #: 2

PROJECT ID: 3113-EXT-1

CONST COST: \$80,800

### DEFERRED EXTERIOR FINISHES

The exterior finishes were in poor condition. The exterior wall paint is faded and discolored in many areas. 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 painting the brick masonry and stucco and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.



## 3113 AGRICULTURE LAS VEGAS

PRIORITY #: 2

PROJECT ID: 3113-INT-5

CONST COST: \$25,000

### NEW REFURBISH BREAKROOM

The casework and sink were salvaged and re-used during the 2016 building renovation per the Record Drawings for that project. The casework is deteriorating and needs replacement. This project recommends replacement of the upper and lower casework and fixtures. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the ADA Standards for Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.



## 3113 AGRICULTURE LAS VEGAS

PRIORITY #: 3

PROJECT ID: 3113-INT-1

CONST COST: \$80,800

### DEFERRED 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.





**3113 AGRICULTURE LAS VEGAS**

**PROJECT COST SUMMARY**

PRIORITY CLASS 1:	\$67,900.00
PRIORITY CLASS 2:	\$118,800.00
PRIORITY CLASS 3:	\$80,800.00
<b>GRAND TOTAL:</b>	<b>\$267,500.00</b>

PROJECT COST PER SQ FT:	\$16.56
TOTAL FRC:	\$11,227,000.00
FRC PER SQ FT:	\$695.00
<b>FCI:</b>	<b>2.38%</b>

# 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

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).

## 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



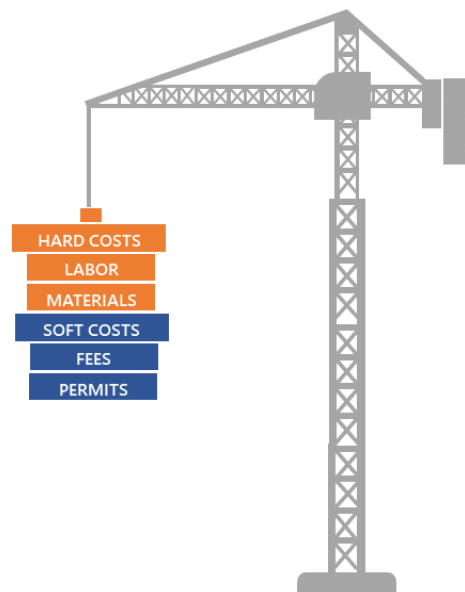
## CURRENT CONSTRUCTION PROJECT COST ESTIMATES (Hard Costs)

Cost estimates are derived from:

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

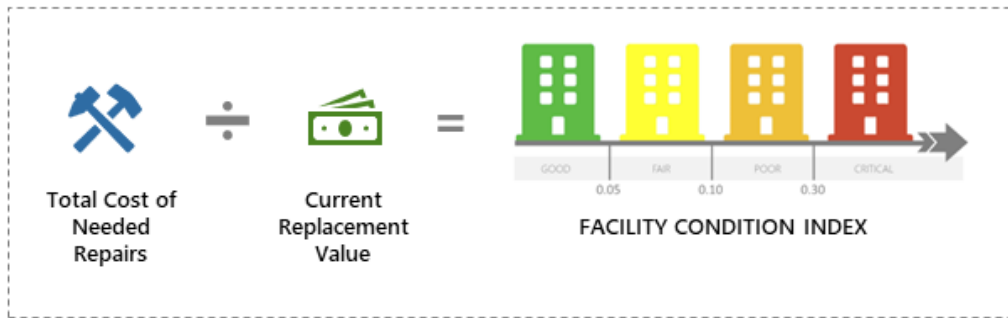
## EXCLUDED – (Soft Costs)

- 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
<b>TOTAL</b>	<b>\$746,700</b>

### 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
<b>TOTAL</b>	<b>\$1,950,900</b>

### Priority 3 Long Term Needs – Four to Ten Years

EXTERIOR FINISHES	\$50,000
INTERIOR FINISHES	\$50,000
FLOORING REPLACEMENT	\$150,000
<b>TOTAL</b>	<b>\$200,000</b>

	GRAND TOTAL COST OF NEEDED REPAIRS	<b>\$2,897,600</b>
		DIVIDED BY
	CURRENT REPLACEMENT VALUE	<b>\$11,540,000</b>
		=
		
		<b>0.25 POOR</b>

## APPENDIX D – PROJECT PRIORITY CLASSIFICATIONS

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
1	Currently Critical	Immediate to 2
	<p>Projects in this category require immediate action to:</p> <ul style="list-style-type: none"> <li>• Return a facility to normal operations</li> <li>• Stop accelerated deterioration</li> <li>• Address fire and life safety hazards</li> <li>• Address an ADA requirement</li> </ul>	
PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
2	Necessary – Not Yet Critical	2 to 4
	<p>Projects in this category require preemptive attention to avoid deterioration, downtime and increased costs.</p>	
PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
3	Long Term Needs	4 to 10
	<p>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:</p> <ul style="list-style-type: none"> <li>• Investment planning</li> <li>• Functional improvements</li> <li>• Lower priority</li> </ul>	

## 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](https://en.wikipedia.org/wiki/Facility_condition_index)

## APPENDIX F – REPORT DISTRIBUTION

### DIVISIONAL CONTACTS

DEPT	DIV	TITLE	CONTACT
AGRI	AG	DIRECTOR	J. J. Goicoechea
AGRI	AG	FAC MGR	Gregg Keyes

### 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.

## STATE PUBLIC WORKS DIVISION



515 E Musser St, Ste 2  
Carson City, NV 89701

telephone: 775-684-4141

fax: 775.684-4142

### Construction Project Coordinator III

**KEN FORBES**

kforbes@admin.nv.gov

telephone: 775-684-4108

cell: 775-315-5573

### Construction Project Coordinator II

**CAROL MYERS**

c.myers@admin.nv.gov

telephone: 775.684-4149

cell: 775.690-5134

### Administrative Assistant IV

**YADHIRA PIMENTEL**

ypimentel@admin.nv.gov

telephone: 775.684-4126



## APPENDIX H – REVISION HISTORY

VERSION	DATE	AMMENDMENT
0	12/4/2023	Initial.