

State of Nevada
Department of Administration
Public Works Division / Buildings & Grounds Section
Old Las Vegas Metro Police Station
Facility Condition Analysis

OLD LAS VEGAS METRO POLICE STATION

2300 East St. Louis
Las Vegas, Nevada 89104

Site Number: 9793
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report Printed in May2012

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The Facility Condition Analysis Program was created under the authority found in NRS 341.201. 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: 9793

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
3113	OLD LAS VEGAS METRO POLICE STATION 2300 E. St. Louis Las Vegas	16154	1978	4/10/2012	\$510,634	\$284,791	\$0	\$795,425	\$4,442,350	18%
9793	OLD LAS VEGAS METRO POLICE STATION SITE 2300 E. St. Louis Las Vegas		1978	4/10/2012	\$25,000	\$91,050	\$7,500	\$123,550		0%
Report Totals.....:		16,154			\$535,634	\$375,841	\$7,500	\$918,975	\$4,442,350	21%

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OLD LAS VEGAS METRO POLICE STATION SITE

SPWB Facility Condition Analysis - 9793

Survey Date: 4/10/2012

OLD LAS VEGAS METRO POLICE STATION SITE**BUILDING REPORT**

The Old Metro Police Station site is located in the northwest corner of the East Sahara State Complex. The site is mostly AC paving for parking and is fully fenced. There are no ADA compliant parking areas and the pavement is in need of crack filling and sealing. It is served by city water with backflow prevention, city sewer, electrical and natural gas. The site was vacant at the time of survey.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$25,000****Currently Critical****Immediate to Two Years****ADA PARKING SPACES AND PATH OF TRAVEL****Project Index #: 9793ADA1****Construction Cost \$25,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. Concrete parking spaces, a passenger loading area and path of travel to the accessible entrance are necessary to comply with ADA accessibility requirements. This project would provide for two ADA parking spaces including a concrete van accessible ADA parking and loading space and walkway to the existing sidewalk. This will require regrading, installing P.C. concrete, striping, signage and any other necessary upgrades. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project. This project should be implemented concurrently with the ACCESSIBLE ENTRANCE MODIFICATIONS project.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$91,050****Necessary - Not Yet Critical****Two to Four Years****ABANDON FUEL TANK MONITORING SYSTEM****Project Index #: 9793ENV1****Construction Cost \$8,500**

An underground fuel storage tank was removed in 1993 and minor contamination was discovered. The contamination was remediated but an electronic monitoring system and passive venting system were installed and are still in place. The systems were never properly abandoned after the issuance of the closure letter by the Clark County Health District. This project would provide for abandoning the systems including the passive venting system and the monitoring wells.

EXTERIOR OUTLET REPLACEMENT**Project Index #: 9793SFT1****Construction Cost \$300**

There is an electrical outlet on the exterior of the building near the front entrance that does not meet code. This outlet should be changed to a GFCI type outlet per the 2005 NEC. This project would provide for the purchase and installation of one GFCI duplex outlet with a weatherproof cover.

EXTERIOR SOLAR SITE LIGHTING UPGRADE**Project Index #: 9793ENR1****Construction Cost \$26,000**

There are four existing light poles in the parking lot. They are the older metal halide type fixtures and are not energy efficient. This project would provide for the purchase and installation of 4 solar powered LED exterior light fixtures on the existing poles.

SLURRY SEAL ASPHALT PAVING**Project Index #: 9793SIT1****Construction Cost \$56,250**

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.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$7,500****Long-Term Needs****Four to Ten Years****Project Index #: 9793SIT2****LANDSCAPING AND IRRIGATION UPGRADE****Construction Cost \$7,500**

The existing landscaping consists of a few plantings, rocks, dirt and old irrigation lines. These features have reached the end of their expected life and should be scheduled for replacement. This project would provide for the removal of the existing plantings and irrigation lines and the purchase and installation of new plants, irrigation lines and hardscape features.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$25,000
Priority Class 2:	\$91,050
Priority Class 3:	\$7,500
Grand Total:	\$123,550

OLD LAS VEGAS METRO POLICE STATION

SPWB Facility Condition Analysis - 3113

Survey Date: 4/10/2012

OLD LAS VEGAS METRO POLICE STATION**BUILDING REPORT**

The Old Metro Police Station is an uninsulated concrete and brick masonry structure with a mix of mission style clay roofing tiles and built-up 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. It is a mix of offices, conference rooms, break areas, training rooms, a public lobby, storage closets and a large warehouse area with restrooms. There is an older fire alarm system with smoke detectors of which the majority were operational. There are no fire sprinklers. The HVAC system consists of roof mounted packaged units in fair condition. The large warehouse area has evaporative cooling via roof mounted units. The facility has Men's and Women's restrooms and lockers, none of which are fully ADA compliant. Also, the public entrance and other exits are not ADA complaint. The building is in overall good shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$510,634****Currently Critical****Immediate to Two Years****ACCESSIBLE ENTRANCE MODIFICATIONS****Project Index #: 3113ADA4****Construction Cost \$100,000**

The current entrance to the building is on the north elevation and is not ADA compliant. There were no accessible entrances to the building at the time of the survey. The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. In order to comply with the ADA, it is recommended to modify the building and site to provide a compliant entrance from the ADA parking spaces and from the public right of way. The 2006 IBC, ICC/ANSI A117.1 - 2003 and the most current version of the Americans With Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project. This project should be implemented concurrently with the ADA PARKING SPACES AND PATH OF TRAVEL project.

ADA RESTROOM UPGRADE**Project Index #: 3113ADA3****Construction Cost \$30,000**

The building does not have fully compliant ADA accessible restrooms. The existing restrooms do not meet all of the Americans with Disabilities Act (ADA) requirements. A complete retrofit may be necessary. This project would provide funding for remodeling the Men's and Women's restrooms into ADA compliant restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

ADA SIGNAGE**Project Index #: 3113ADA1****Construction Cost \$1,500**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**Project Index #: 3113ADA2****Construction Cost \$4,000**

This building contains a water fountain near the main entrance. The 2006 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain.

FIRE ALARM REPAIRS**Project Index #: 3113SFT2**
Construction Cost \$3,000

This building is equipped with an automatic fire detection and alarm system that needs to be inspected and cleaned before occupancy. This project would provide for a complete system inspection by a qualified inspector, cleaning of the smoke and heat detectors and replacement of 5 detectors.

FIRE SUPPRESSION SYSTEM INSTALLATION**Project Index #: 3113SFT1**
Construction Cost \$165,386

The building is a B occupancy per the 2006 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken. This estimate is based on a \$9.00/SF for sprinkler installation and a lump sum of \$20,000 for connection to water supply including backflow prevention.

JANITOR'S CLOSET REPAIRS**Project Index #: 3113INT3**
Construction Cost \$1,400

The mop sink in the Janitor's Closet is mounted adjacent to gypsum board and is showing signs of water damage. 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.

REPLACE COOLING MEDIA**Project Index #: 3113HVA1**
Construction Cost \$2,000

There are 4 roof mounted evaporative cooling units on the warehouse roof which are missing the cooling media. This project would provide for new cooling media to be installed.

ROOF REPLACEMENT**Project Index #: 3113EXT2**
Construction Cost \$193,848

The roof on this building was in poor to fair condition at the time of the survey. The roof is probably original to the building dating back to the late 1970's. The built-up roofing system has had at least one coating applied over the top and there is evidence of past leaks. Natural gas lines are supported by damaged wood members and the HVAC units are not on proper curbs. The flat roof has signs of cracking and the sealant is in poor condition. The clay tile areas have broken tiles throughout and mastic repairs around vents and roof scuppers. Numerous apparent leaks were observed on the interior ceiling. It is recommended that this building be re-roofed in the next 1-2 years to prevent further damage to the building.

WATER HEATER / ROOF ACCESS MODIFICATIONS**Project Index #: 3113PLM3**
Construction Cost \$9,500

The existing gas fired water heater appears to not have proper combustion air and is larger than needed. The closet where it is located used to contain the roof access ladder which has been modified and no longer is usable. This project would provide for the removal of the gas fired water heater, installation of a gas fired tankless water heater and a new roof access ladder including all required gypsum board repairs and painting.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$284,791****Necessary - Not Yet Critical****Two to Four Years****CARPET REPLACEMENT****Project Index #: 3113INT2**
Construction Cost \$6,000

The carpet in the warehouse offices is showing signs of extreme wear. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 2-3 years. 1,000 square feet of floor area was used to generate this estimate.

CEILING TILE REPLACEMENT

Project Index #: 3113INT4
Construction Cost \$2,500

There are several areas of stained and / or damaged ceiling tiles in the building. This project would provide for the replacement of stained or missing tiles throughout the building. It is recommended that this project be executed after the roof is replaced.

EXTERIOR FINISHES

Project Index #: 3113EXT1
Construction Cost \$80,770

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 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

EXTERIOR INSULATION & FINISH SYSTEM

Project Index #: 3113ENR2
Construction Cost \$105,001

The building is constructed with exterior uninsulated CMU / slumpstone masonry and does not meet today's energy code requirements. This project would provide for the installation of an exterior insulation and finish system (EIFS) over the exterior walls.

INTERIOR FINISHES

Project Index #: 3113INT1
Construction Cost \$80,770

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted 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.

LIGHTING UPGRADE

Project Index #: 3113ENR1
Construction Cost \$9,750

The existing lighting fixtures in the warehouse are the older T-12 fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed for additional savings. Any electrical wiring upgrades are not included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 16,154
Year Constructed: 1978
Exterior Finish 1: 100 % Painted Brick Mason
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 **Basement?** No
IBC Occupancy Type 1: 70 % B
IBC Occupancy Type 2: 30 % S-2
Construction Type: Brick Masonry & Wood
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$510,634	Project Construction Cost per Square Foot:	\$49.24
Priority Class 2:	\$284,791	Total Facility Replacement Construction Cost:	\$4,442,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$795,425	FCNI:	18%

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 341.201 by the State Public Works Board and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Board	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



Old Las Vegas Metro Police Station Site - Site #9793

Description: View of Non ADA compliant parking spaces, south parking area.



Old Las Vegas Metro Police Station Site - Site #9793

Description: Public entrance, north side of building, non ADA compliant.



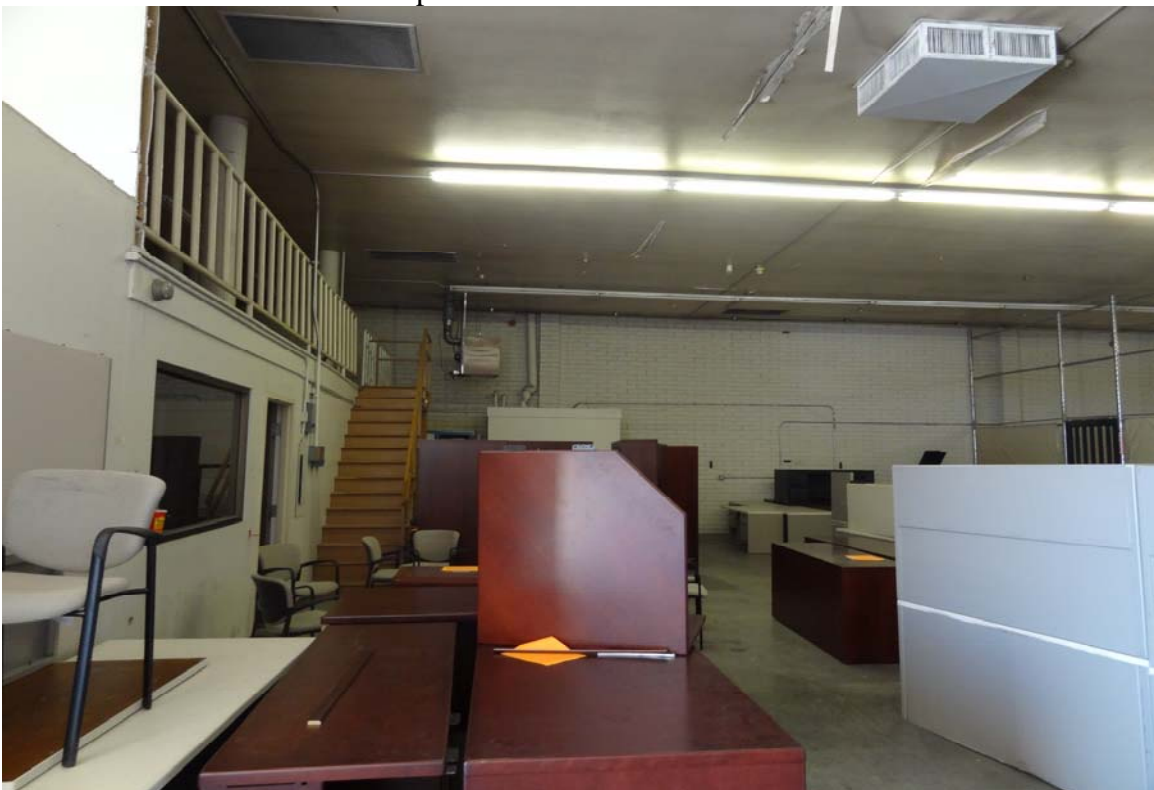
Old Las Vegas Metro Police Station Site - Site #9793
Description: View of Non ADA compliant parking spaces, east parking area.



Old Las Vegas Metro Police Station - Building #3113
Description: Main entrance lobby.



Old Las Vegas Metro Police Station - Building #3113
Description: View of the water heater.



Old Las Vegas Metro Police Station - Building #3113
Description: Interior of the shop area.



Old Las Vegas Metro Police Station - Building #3113
Description: Missing ceiling tiles.



Old Las Vegas Metro Police Station - Building #3113
Description: Typical office area.



Old Las Vegas Metro Police Station - Building #3113
Description: Restroom in shop area.



Old Las Vegas Metro Police Station - Building #3113
Description: Lobby & non ADA compliant drinking fountain.