

State of Nevada
Department of Public Safety
Division of Parole and Probation

CAMPOS OFFICE & PARKING COMPLEX SITE

215 East Bonanza Blvd.
Las Vegas, Nevada 89101

Site Number: 9794
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in September 2022

State of Nevada
Department of Public Safety
Division of Parole and Probation

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: 9794

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
2790	CAMPOS OFFICE & PARKING COMPLEX 215 E. Bonanza Blvd. Las Vegas	188061	2009	3/14/2022	\$60,000	\$188,000	\$1,597,700	\$1,845,700	\$84,627,450	2%
9794	CAMPOS OFFICE & PARKING COMPLEX SITE 215 E. Bonanza Blvd. Las Vegas		2009	3/14/2022	\$0	\$24,000	\$0	\$24,000		0%
Report Totals.....:		188,061			\$60,000	\$212,000	\$1,597,700	\$1,869,700	\$84,627,450	2%

Acronyms List

Acronym	Definition
<i>Building Codes, Laws, Regulations and Guidelines</i>	
AHJ	Authority Having Jurisdiction
AWWA	American Water Works Association
HVAC	Heating, Ventilating & Air Conditioning
IBC	International Building Code
ICC	International Code Council
IEBC	International Existing Building Code
IECC	International Energy Conservation Code
IFC	International Fire Code
IFGC	International Fuel Gas Code
IRC	International Residential Code
NFPA	National Fire Protection Association
NEC	National Electrical Code
OSHA	Occupational Safety and Health Administration
SAD	Standards for Accessible Design
SMACNA	Sheet Metal and Air Conditioning Contractors National Association
UMC	Uniform Mechanical Code
UPC	Uniform Plumbing Code
<i>State of Nevada</i>	
CIP	Capital Improvement Project
FCA	Facility Condition Analysis
FCNI	Facility Condition Needs Index
FRC	Facility Replacement Cost
NAC	Nevada Administrative Code
NDEP	Nevada Department of Environmental Protection
NRS	Nevada Revised Statutes
SFM	State Fire Marshal
SHPO	State Historic Preservation Office
SPWD	State Public Works Division
<i>Miscellaneous</i>	
DDC	Direct Digital Controls
FRP	Fiberglass Reinforced Plastic
GFCI	Ground Fault Circuit Interrupter
LED	Light Emitting Diode
PRV	Pressure Regulating Valve
TDD	Telecommunications Device for the Deaf
VCT	Vinyl Composite Tile

This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.

Table of Contents

Building Name	Index #
CAMPOS OFFICE & PARKING COMPLEX SITE	9794
CAMPOS OFFICE & PARKING COMPLEX	2790

CAMPOS OFFICE & PARKING COMPLEX SITE

SPWD Facility Condition Analysis - 9794

Survey Date: 3/14/2022

CAMPOS OFFICE & PARKING COMPLEX SITE**BUILDING REPORT**

The Campos Office and Parking Complex site has one structure with 5 levels including covered public and employee parking. The lowest level has the public parking and entrance into the facility which includes ADA accessible parking. The entrance into the employee parking areas is through a controlled access gate which leads to the other parking and office entrance levels. The site has city water and sewer service as well as electrical and natural gas. There is also a public entrance along Bonanza Blvd.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$24,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9794ENR2****EXTERIOR LIGHTING REPLACEMENT****Construction Cost \$24,000**

The building has perimeter lighting on the exterior and pole lighting on the west side and top level of the parking garage. The existing lighting is High Intensity Discharge (HID) and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures, using existing wiring, circuits and controls.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$24,000
Priority Class 3:	\$0
Grand Total:	\$24,000

CAMPOS OFFICE & PARKING COMPLEX

SPWD Facility Condition Analysis - 2790

Survey Date: 3/14/2022

CAMPOS OFFICE & PARKING COMPLEX BUILDING REPORT

The Campos Office and Parking complex is a reinforced concrete and steel structure with a concrete foundation and a single-ply roofing system. The roofing system is original with a 20 year warranty expiring in 2029. The facility has 84,814 square feet of office space on levels 1, 3, 4 and 5. Parking is on levels 1, 2 and 3 with public parking only on the ground or first level. The building is mostly ADA accessible including parking for the public and employees. The office areas include offices, conference rooms, public areas, break rooms and Men's and Women's restrooms. The HVAC system consists of 3 hot water boilers, 2 cooling towers, 2 chillers and 3 air handlers which supply VAVs throughout the office space. All HVAC equipment is original to the 2009 construction.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$60,000****Currently Critical****Immediate to Two Years****Project Index #: 2790ELE1****ARC FLASH and ELECTRICAL COORDINATION STUDY****Construction Cost \$60,000**

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$188,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2790EXT1****EXTERIOR FINISHES****Construction Cost \$188,000**

The exterior finishes were fading and in need of re-coating. 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 joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,597,700****Long-Term Needs****Four to Ten Years****Project Index #: 2790HVA1****BOILER REPLACEMENT****Construction Cost \$495,700**

The hot water boilers servicing the building were in fair condition at the time of the survey, however they are approaching the end of their expected life cycle and planned for replacement. This project would provide for the removal and disposal of the existing boilers and controls with new equipment including all required connections to utilities and equipment in the next 10 years. The estimate is based on two-1,000 Mbh maximum output hot water boilers.

Project Index #: 2790INT2**FLOORING REPLACEMENT****Construction Cost \$678,000**

The carpet in the building is showing signs of wear and should be scheduled for replacement. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 4 - 5 years.

Project Index #: 2790INT1
Construction Cost \$424,000

INTERIOR FINISHES

The interior finishes are in good condition. It is recommended to paint the interior walls and ceilings 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.

BUILDING INFORMATION:

Gross Area (square feet): 188,061	IBC Occupancy Type 1: 40 % B
Year Constructed: 2009	IBC Occupancy Type 2: 60 % S-1
Exterior Finish 1: 50 % Painted Stucco / EIFS	Construction Type: Concrete & Steel
Exterior Finish 2: 50 % Concrete	IBC Construction Type: I-A
Number of Levels (Floors): 5 Basement? No	Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$60,000	Project Construction Cost per Square Foot: \$9.81
Priority Class 2: \$188,000	Total Facility Replacement Construction Cost: \$84,627,000
Priority Class 3: \$1,597,700	Facility Replacement Cost per Square Foot: \$450
Grand Total: \$1,845,700	FCNI: 2%

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 information.

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



Campos Office & Parking Complex Site – FCA Site #9794
Description: Site Vehicle Access on East Side of Building.



Campos Office & Parking Complex – FCA Building #2790
Description: Exterior Finishes of the Building.



Campos Office & Parking Complex – FCA Building #2790
Description: Typical Office Space.



Campos Office & Parking Complex – FCA Building #2790
Description: Office Carpeting Showing Wear.



Campos Office & Parking Complex – FCA Building #2790
Description: Boiler Replacement Planning Recommended.



Campos Office & Parking Complex Site – FCA Building #2790
Description: Mechanical Space on Level 5.