

State of Nevada
Department of Administration – State Public Works Division
Buildings and Grounds Section

LV B&G – PUBLIC WORKS OFFICE

2300 McLeod Street
Las Vegas, Nevada 89104

Site Number: 9818
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in September 2022

State of Nevada
Department of Administration – State Public Works Division
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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: 9818

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
0418	LV B&G - PUBLIC WORKS OFFICE 2300 McLeod St. Las Vegas	7087	1974	3/14/2022	\$6,300	\$956,500	\$70,800	\$1,033,600	\$3,543,500	29%
1900	GARAGE 2300 McLeod St. Las Vegas	500	1974	3/14/2022	\$0	\$19,000	\$5,000	\$24,000	\$100,000	24%
2062	B&G HVAC GARAGE 2300 McLeod St. Las Vegas	810	1976	3/14/2022	\$8,100	\$19,900	\$8,380	\$36,380	\$202,500	18%
9818	LV B&G - PUBLIC WORKS SITE 2300 McLeod St. Las Vegas		0	3/14/2022	\$0	\$98,300	\$0	\$98,300		0%
Report Totals.....:		8,397			\$14,400	\$1,093,700	\$84,180	\$1,192,280	\$3,846,000	31%

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.

SPWD Facility Condition Analysis

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B&G HVAC GARAGE

SPWD Facility Condition Analysis - 2062

Survey Date: 3/14/2022

**B&G HVAC GARAGE
BUILDING REPORT**

This is a concrete masonry unit and steel framed structure. It has a single-ply roofing system and an exterior stucco finish. The interior consists of a warehouse / shop area with a unisex restroom that is mostly ADA compliant. The interior finish is painted gypsum board. This building was designed as a garage with two overhead coiling doors. One OH door has been filled in. The main entrance is through a side man door.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$8,100**
Currently Critical **Immediate to Two Years**

FIRE ALARM SYSTEM INSTALLATION

Project Index #: 2062SFT2
Construction Cost \$8,100

This building is lacking a fire alarm and detection system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1 Section 7 and the 2018 International Fire Code. This project or a portion there of was previously recommended in the FCA report dated 03/17/2000 and 02/05/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/14/2022.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$19,900**
Necessary - Not Yet Critical **Two to Four Years**

FLOORING REPLACEMENT

Project Index #: 2062INT3
Construction Cost \$3,800

The carpet in the building is heavily damaged and reaching the end of its useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new heavy duty commercial grade carpet in the next 2 - 3 years.

INTERIOR FINISHES

Project Index #: 2062INT2
Construction Cost \$8,100

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2 - 3 years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

REPLACE EXTERIOR DOOR

Project Index #: 2062EXT4
Construction Cost \$4,000

The existing exterior commercial grade metal door appears to be original to the building. It is showing signs of wear and deterioration from constant use and abuse. Due security concerns and the condition of the doors, this project recommends the installation of a new metal door, frames and hardware and includes the disposal of the existing door assemblies. This project or a portion there of was previously recommended in the FCA report dated 03/17/2000 and 02/05/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/14/2022.

REPLACE OVERHEAD DOOR

Project Index #: 2062EXT2
Construction Cost \$4,000

The existing overhead door appears to be original to the building. It has been damaged and is showing signs of wear and deterioration. The trim around the perimeter of the door is also damaged. It is recommended that it be replaced with a new insulated overhead door and also the trim be replaced. This project or a portion there of was previously recommended in the FCA report dated 03/17/2000 and 02/05/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/14/2022.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$8,380

Long-Term Needs

Four to Ten Years

Project Index #: 2062EXT3

Construction Cost \$8,380

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 recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 7 - 9 years and is recommended on a cyclical basis based on environmental conditions. An elastomeric paint is recommended for the stucco.

BUILDING INFORMATION:

Gross Area (square feet): 810	IBC Occupancy Type 1: 100 % B
Year Constructed: 1976	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Stucco / EIFS	Construction Type: Concrete Masonry Units & Steel
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$8,100	Project Construction Cost per Square Foot: \$44.91
Priority Class 2: \$19,900	Total Facility Replacement Construction Cost: \$202,000
Priority Class 3: \$8,380	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$36,380	FCNI: 18%

GARAGE

SPWD Facility Condition Analysis - 1900

Survey Date: 3/14/2022

**GARAGE
BUILDING REPORT**

The Agriculture Garage is a wood framed structure on a concrete slab-on-grade with a single-ply roofing system. It is primarily used for storage and is located to the north of the Agriculture Office. It is in fair condition.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$19,000**
Necessary - Not Yet Critical **Two to Four Years**

OVERHEAD DOOR REPLACEMENT **Project Index #: 1900EXT3**
Construction Cost \$15,000

There are two 8'x10' overhead coiling doors which are damaged and do not function properly. Exposure and wind have caused the doors to bend, crack and lose their finish. They are original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling doors and replacement with new manually operated overhead coiling doors.

REPLACE EXTERIOR DOOR **Project Index #: 1900EXT4**
Construction Cost \$4,000

The existing exterior commercial grade metal door appears to be original to the building. It is showing signs of wear and deterioration from constant use and abuse. Due security concerns and the condition of the doors, this project recommends the installation of a new metal door, frames and hardware and includes the disposal of the existing door assemblies.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$5,000**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES **Project Index #: 1900EXT2**
Construction Cost \$5,000

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 500	IBC Occupancy Type 1: 100 % U
Year Constructed: 1974	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted CMU	Construction Type: Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$48.00
Priority Class 2: \$19,000	Total Facility Replacement Construction Cost: \$100,000
Priority Class 3: \$5,000	Facility Replacement Cost per Square Foot: \$200
Grand Total: \$24,000	FCNI: 24%

**LV B&G - PUBLIC WORKS OFFICE
BUILDING REPORT**

The B & G - Public Works Office is a concrete masonry unit and steel framed structure with a single-ply roofing system. It is on a concrete slab-on-grade foundation. It contains offices, a shop and restrooms. There is an ADA compliant unisex restroom. There was an addition of 1,365 square feet which was completed under CIP #99-C05. The facility is in fair condition.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$6,300**
Currently Critical **Immediate to Two Years**

INSTALL SEISMIC GAS SHUT-OFF VALVE **Project Index #: 0418SFT4**
Construction Cost \$6,300

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the energy management system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel brace.

This project or a portion thereof was previously recommended in the FCA report dated 02/05/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/14/2022.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$956,500**
Necessary - Not Yet Critical **Two to Four Years**

ELECTRICAL UPGRADE **Project Index #: 0418ELE2**
Construction Cost \$282,500

This building is over 45 years old and the electrical system has reached the end of its useful life. Additionally, it was constructed before the requirements for NEC 70e electrical Arc Flash Assessments. As a consequence, the original subpanels, distribution boards and breakers are not labeled with available fault current (AIC Rating). In order to comply with the NEC 70e requirements, it is recommended that the original electrical equipment be replaced with new to facilitate the required Breaker Coordination and Arc Flash studies. Removal and disposal of the existing equipment is included in this project.

This project or a portion thereof was previously recommended in the FCA report dated 03/14/2000 and 02/05/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/14/2022.

INSTALL ENERGY MANAGEMENT SYSTEM **Project Index #: 0418ENR1**
Construction Cost \$90,000

This project recommends the installation of an Energy Management System (EMS) for the building. This system will monitor and control the heating, ventilation, air conditioning and lighting equipment through a central computer system. Electronic sensors will be installed on each piece of equipment which will feed information into the computer system.

The maintenance staff can then control and monitor the equipment remotely which will significantly lower energy costs. Along with electricity, gas and water meters, this system will provide detailed reports on energy consumption allowing the maintenance staff to analyze and customize the energy used by the facility.

This project or a portion thereof was previously recommended in the FCA report dated 02/05/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/14/2022.

Project Index #: 0418EXT5
Construction Cost \$15,000

OVERHEAD DOOR REPLACEMENT

There is a 16'x14' overhead coiling door which is damaged and does not function properly. It is original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling door and replacement with a motorized door.

This project or a portion there of was previously recommended in the FCA report dated 02/05/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/14/2022.

Project Index #: 0418INT7
Construction Cost \$75,000

REPAIR CONCRETE FLOOR

The concrete floor in the East wing is failing in certain areas and portions should be repaired / replaced. This project provides for saw cutting removal of failed sections, doweling and pouring new concrete. Once the failed areas are repaired, this project would provide for a thorough cleaning and re-sealing the entire floor.

This project or a portion there of was previously recommended in the FCA report dated 02/05/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/14/2022.

Project Index #: 0418EXT4
Construction Cost \$34,000

REPLACE STOREFRONT ENTRANCE SYSTEMS

There are two separate storefront glazing systems that are showing signs of failure due to broken seals and general wear and tear. The storefront systems are an exterior application and are exposed to weather extremes. This project would provide removal and disposal of the (2) 15' wide storeware and purchase and installation of two new systems including hardware.

This project or a portion there of was previously recommended in the FCA report dated 02/05/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/14/2022.

Project Index #: 0418INT6
Construction Cost \$80,000

RESTROOM REMODEL

The restrooms in this building appear to be original. One shows multiple failures of the floor and wall tile indicating moisture is present, likely from leaky plumbing. This project would provide for a complete remodel and rehabilitation of the restrooms including fixtures, casework, floor and wall finishes and hardware. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 02/05/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/14/2022.

Project Index #: 0418SEC1
Construction Cost \$300,000

SECURITY SYSTEM

The facility currently does not have a security system installed. Access on or off of the property is uncontrolled and there have been security problems including the homeless inhabiting areas of the property. This project recommends card-access control, security fencing, security cameras and additional site lighting be installed to remedy this problem.

This project or a portion there of was previously recommended in the FCA report dated 02/05/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/14/2022.

Project Index #: 0418EXT3
Construction Cost \$80,000

WINDOW REPLACEMENT

The windows in the original building are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. Several of the windows also have a metal wall panel below them that should be removed and replaced with a framed and insulated wall to match the adjacent walls. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 20 units and does not include the windows in the storefront entrance systems which are addressed in a separate project.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$70,800

Long-Term Needs

Four to Ten Years

Project Index #: 0418EXT2

Construction Cost \$35,400

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 recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 7 - 9 years and is recommended on a cyclical basis based on environmental conditions.

Project Index #: 0418INT3

Construction Cost \$35,400

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 two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. 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): 7,087	IBC Occupancy Type 1: 80 % B
Year Constructed: 1974	IBC Occupancy Type 2: 20 % S-1
Exterior Finish 1: 90 % Painted CMU	Construction Type: Concrete Masonry Units and Steel
Exterior Finish 2: 10 % Painted Stucco / EIFS	IBC Construction Type: V-A
Number of Levels (Floors): 1	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$6,300	Project Construction Cost per Square Foot: \$145.84
Priority Class 2: \$956,500	Total Facility Replacement Construction Cost: \$3,544,000
Priority Class 3: \$70,800	Facility Replacement Cost per Square Foot: \$500
Grand Total: \$1,033,600	FCNI: 29%

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



LV B&G – Public Works Site – FCA Site #9818
Description: Parking Area Crack Fill & Seal Needed .



LV B&G – Public Works Site – FCA Site #9818
Description: View of Parking Area Behind Office.



B&G HVAC Garage – FCA Building #2062
Description: Exterior of the Building.



B&G HVAC Garage – FCA Building #2062
Description: Flooring Replacement Needed.



Garage – FCA Building #1900
Description: Exterior of the Building.



LV B&G – Public Works Office – FCA Building #0418
Description: Exterior of the Building.



LV B&G – Public Works Office – FCA Building #0418
Description: View of Interior Office.



LV B&G – Public Works Office – FCA Building #0418
Description: Seismic Gas Shut-Off Valve Needed.



LV B&G – Public Works Office – FCA Building #0418
Description: Electrical Upgrade Needed.



LV B&G – Public Works Office – FCA Building #0418
Description: Restroom Remodel Needed.