

State of Nevada
Public Safety
Henderson Highway Patrol Substation
Facility Condition Analysis

NEVADA HIGHWAY PATROL SUBSTATION
Henderson, NV

BUILDING NUMBER: 1945

FACILITY CONDITION ANALYSIS



Report Printed in 2004

State of Nevada
Public Safety
Henderson Highway Patrol Substation
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Board 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 SPWB 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 Board 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 .60 or 60% 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: 9828

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
1945	HENDERSON HWY PATROL SUBSTATION(VACANT) 2398 S. Boulder Hwy Henderson	1300	1984	10/16/2003	\$27,000	\$21,000	\$24,000	\$72,000	\$130,000	55%
9828	HENDERSON HIGHWAY PATROL SUBSTATION SITE 2398 S. Boulder Hwy Henderson		0	3/21/2008	\$0	\$0	\$0			0%
Report Totals.....:		1,300			\$27,000	\$21,000	\$24,000	\$72,000	\$130,000	55%

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Building Name	Index #	
HENDERSON HIGHWAY PATROL SUBSTATION SI	9828	No Current Projects
HENDERSON HWY PATROL SUBSTATION(VACA	1945	

HENDERSON HWY PATROL SUBSTATION(VACANT)

SPWB Facility Condition Analysis - 1945

Survey Date: 10/16/2003

HENDERSON HWY PATROL SUBSTATION(VACANT)**BUILDING REPORT**

This building was donated to the state in 1984, and has served as an NHP substation, Internal Affairs station and most recently as the southern offices for the State Fire Marshal. The building is vacant.

There is no separate site report.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$27,000****Currently Critical****Immediate to Two Years****ACCESSIBLE WATER FOUNTAIN****Project Index #: 1945ADA4****Construction Cost \$5,000**

This building contains a water fountain, which does not meet current codes. UBC Section 1105.4.1 requires that where a water fountain is provided, at least half, but not less than one, be accessible. This project will provide an accessible, dual-height drinking fountain on the main lobby.

These costs were developed from the RS Means ADA Compliance Pricing Guide.

ADA ACCESSIBLE COUNTER**Project Index #: 1945ADA3****Construction Cost \$2,000**

This building contains a counter which does not meet current codes. UBC Section 1105.4.4.2 requires that where a service counter is provided, a portion of the counter be accessible. This project will provide an accessible counter space at the main lobby location.

ADA PARKING**Project Index #: 1945ADA1****Construction Cost \$3,000**

There is no accessible parking. CABO/ANSI A117.1 - 1992 Section 4.6.2 states, "...accessible parking spaces shall be identified by a sign showing the international symbol of accessibility..." The lot will be re-stripped, accessible routes of travel identified, and signage is included.

These costs were developed from the RS Means ADA Compliance Pricing Guide.

ADA RAMP**Project Index #: 1945ADA2****Construction Cost \$5,000**

An existing ramp was installed at the front of the building; is not the proper size or configuration for ADA access and there are no handrails or guardrails.

This project provides a new landing and installing handrails and guardrails in accordance with ADA requirements.

REPLACE ROOF**Project Index #: 1945EXT****Construction Cost \$12,000**

The roof on this building was reported in poor condition at the time of the survey, with evidence of recent leaks.

This project recommends the building be re-roofed as soon as possible, to minimize further deterioration and damage to the building.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$21,000****Necessary - Not Yet Critical****Two to Four Years****INTERIOR FINISHES****Project Index #: 1945INT1****Construction Cost \$3,000**

Based on building use and the passage of time, the interior walls should receive an application of paint or sealer for proper upkeep and maintenance.

LIGHTING UPGRADE**Project Index #: 1945ENR1****Construction Cost \$3,000**

The building lighting fixtures are older fluorescent units and not energy efficient.

This project will upgrade lighting fixtures to T-8 lamps with electronic ballasts, resulting in increased efficiency and reduced costs. Occupancy sensors will be installed in restrooms and other areas for additional savings.

MINOR ELECTRICAL UPGRADE**Project Index #: 1945ELE1****Construction Cost \$5,000**

This building was constructed before the high demand for new types of electrical devices were needed. This project will provide additional outlets and some expansion capability for future needs.

REPLACE FLOORING**Project Index #: 1945INT2****Construction Cost \$5,000**

The flooring is reaching the end of its useful life.

It is recommended that carpet in the building be replaced.

RESEAL ASPHALT PARKING AND ROADS**Project Index #: 1945SIT1****Construction Cost \$5,000**

The site paving is in fair condition. It is recommended the parking area and driveway be fog sealed and re-striped to extend the life of the asphalt.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$24,000****Long-Term Needs****Four to Ten Years****LONG-TERM NEEDS****Project Index #: 1945LGT1****Construction Cost \$24,000**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all maintenance but is a budgetary estimate for future maintenance and Capital Improvement Projects (CIPs).

The cyclical treatment of the building exterior and interior is important to help maintain the finish, weather proofing, integrity and appearance of the building.

This project does not include the roofing system, but includes items related to water proofing the building envelope, including painting or staining, sealing, repair, and caulking at windows, flashing, fixtures, and sills.

This includes interior applied finishes such as paint, grout, and caulking. Special attention should be paid to areas that are exposed to moisture.

This project includes possible system replacements.

BUILDING INFORMATION:

Gross Area (square feet): 1,300
Year Constructed: 1984
Exterior Finish 1: 100 # Masonry
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # B
IBC Occupancy Type 2: #
Construction Type: CMU
IBC Construction Type: V-N
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$27,000	Project Construction Cost per Square Foot:	\$55.38
Priority Class 2:	\$21,000	Total Facility Replacement Construction Cost:	\$130,000
Priority Class 3:	\$24,000	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$72,000	FCNI:	55%

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



Henderson Highway Patrol Substation - Building #1945
Description: Front entrance to the building.



Henderson Highway Patrol Substation - Building #1945
Description: View of parking area.



Henderson Highway Patrol Substation - Building #1945

Description: View of parking area condition.



Henderson Highway Patrol Substation - Building #1945

Description: View of main counter.



Henderson Highway Patrol Substation - Building #1945

Description: View of an office.



Henderson Highway Patrol Substation - Building #1945

Description: View of stained ceiling due to roof leak.