

State of Nevada
Department of Administration
Buildings and Grounds Section

BELROSE OFFICE

620, 628 Belrose Street
Las Vegas, Nevada

Site Number: 9831
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report Printed in July 2021

State of Nevada
Department of Administration
Buildings and Grounds Section

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: 9831

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
0286	BELROSE OFFICE BUILDING 620 & 628 Belrose St. Las Vegas	41075	1973	12/10/2018	\$41,500	\$5,428,400	\$827,750	\$6,297,650	\$12,323,000	51%
9831	BELROSE OFFICE BUILDING SITE 620 & 628 Belrose St. Las Vegas		0	12/10/2018	\$0	\$340,000	\$0	\$340,000		0%
Report Totals.....:		41,075			\$41,500	\$5,768,400	\$827,750	\$6,637,650	\$12,323,000	54%

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

Table of Contents

Building Name	Index #
BELROSE OFFICE BUILDING SITE	9831
BELROSE OFFICE BUILDING	0286

BELROSE OFFICE BUILDING SITE

SPWD Facility Condition Analysis - 9831

Survey Date: 12/10/2018

**BELROSE OFFICE BUILDING SITE
BUILDING REPORT**

The Belrose Office Building site is located on Belrose Street in Las Vegas. The site is mostly paved parking including ADA designated parking spaces. The site appears to be congested due to the proximity of other buildings and their parking and loading areas. The paving on site is showing signs of failure due to alligating in several areas and should be scheduled for repair or replacement.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$340,000**
Necessary - Not Yet Critical **Two to Four Years**

ASPHALT REPLACEMENT

Project Index #: 9831SIT3
Construction Cost \$270,000

The asphalt parking area west of the building is failing, with significant alligating, settling and cracks observed. It was not included in the 2014 asphalt replacement for the rest of the site. This project covers the removal and replacement of the existing asphalt and any drainage improvements including concrete gutter for parking and driveway access. Striping for safety, parking and loading zones is included in this estimate. 18,000 square feet was used to generate this estimate.

EXTERIOR SITE LIGHTING UPGRADE

Project Index #: 9831SIT2
Construction Cost \$30,000

The parking area and site have insufficient, poor and nonfunctional lighting that should be replaced. Considering the environment of the site, this area needs to be well lit. This project will provide funding for the purchase and installation of LED fixtures, 30' light poles and 30" diameter raised concrete bases utilizing the existing underground conduit and wiring. The light poles should match the existing light poles located in the surrounding area. This project or a portion thereof was previously recommended in the FCA report dated 11/01/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/10/2018.

SEAL ASPHALT PAVING

Project Index #: 9831SIT1
Construction Cost \$40,000

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving in the front portion of the site previously re-paved. 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. 32,000 square feet of asphalt area was used to generate this estimate. This project or a portion thereof was previously recommended in the FCA report dated 11/01/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/10/2018.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$340,000
Priority Class 3:	\$0
Grand Total:	\$340,000

**BELROSE OFFICE BUILDING
BUILDING REPORT**

The Belrose Office is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. The two level facility provides offices for the Division of Welfare Supportive Services. There are numerous offices, break rooms, conference rooms, storage areas and ADA accessible restrooms as well as mechanical spaces. There are two elevators that serve the upper level which are not ADA compliant and will be addressed in the project portion of this report. The facility is served by 6 roof mounted HVAC multi-zone units and multiple small package rooftop units. The building has a fire alarm and is fully sprinklered. The facility is showing its age and needs major building elements replaced such as roofing and HVAC systems. Additionally, a couple of small cracks were noted in the west exterior masonry wall that should be monitored periodically. Pictures of the cracks are noted in the photolog at the end of this report.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$41,500**
Currently Critical **Immediate to Two Years**

ADA ACCESSIBLE COUNTER

Project Index #: 0286ADA7
Construction Cost \$9,000

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The Youth Parole front office has a service counter for the public to approach which does not meet current codes. Section 7.2 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that the counter must have a portion which is at least 36" in length with a maximum height of 36" above the finish floor. This project will provide an accessible counter space in accordance with this requirement as well as replacing the security glass to maintain a secure entrance. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA report dated 11/01/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/10/2018.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Project Index #: 0286ADA6
Construction Cost \$20,000

This building contains several drinking water fountains on the first and second floors. The 2018 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. Due to the layout of the building and that the various offices are separated from each other, four accessible fountains are required. This project would provide funding for the purchase and installation of four new accessible fixed high/ low ADA drinking fountains, three on the first floor and one on the second floor. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA report dated 11/01/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/10/2018.

GUARD INSTALLATION

Project Index #: 0286SFT4
Construction Cost \$10,000

Multiple locations on the roof have equipment located near unprotected roof edges. This project recommends the installation of guards along the low parapet walls to form a protective barrier in accordance with the 2018 IBC Chapter 10, Section 1015.

Project Index #: 0286ELE1
Construction Cost \$2,500

PROVIDE CLEARANCE AT ELECTRICAL PANELS

There are electrical panels in the east electrical room which do not have proper clear floor space around them. The 2006 IFC section 605.3 states that, "A working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space." This project would provide funds to relocate the fiber optic racks and other items currently blocking the working space.

This project or a portion thereof was previously recommended in the FCA report dated 11/01/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/10/2018.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$5,428,400

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0286ELE4
Construction Cost \$821,500

ELECTRICAL UPGRADE

The building is 48 years old and the electrical distribution system is original to the building and has reached the end of its useful life. The main distribution boards utilize fused distribution switches which are old technology and not recommended. It is recommended to upgrade the entire electrical system including the service entrance, distribution and sub-panels to meet current 2017 NEC code and facilitate the required Breaker Coordination and Arc Flash studies.

Project Index #: 0286ADA8
Construction Cost \$1,500,000

ELEVATOR REPLACEMENT

The two existing elevators are original to the building and beyond their useful service life and were installed prior the Americans with Disability Act requirements. Neither elevator can be retrofitted to make them accessible. A new elevator and elevator shaft is needed. This project will provide funding for the removal of the existing elevators, construction of a new elevator shaft, and all necessary building modifications to infill the existing elevator shafts and renovate the lobby access to the new elevator. All utility connections and interfaces are included in this estimate.

Project Index #: 0286ELE2
Construction Cost \$14,000

EXTERIOR WALLPACK LIGHTING REPLACEMENT

The building mounted wall pack lights appear to be original to the building. These fixtures have High Pressure Sodium (HPS) lamps and are less efficient. This project would provide for the replacement of the existing wall pack fixtures with LED wall packs using the existing wiring.

Project Index #: 0286HVA3
Construction Cost \$1,288,000

HVAC EQUIPMENT REPLACEMENT

The six large multi-zone roof top units were installed in 1998. In addition, 7 of the 10 smaller Rooftop Units and two split systems are old and have reached the end of their useful life. The R-22 refrigerant in the cooling systems is no longer EPA compliant and its production is mandated to be phased out completely by January 1, 2020. This project would provide for installation of new HVAC packaged units and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing equipment and all required connections to utilities.

Project Index #: 0286INT7
Construction Cost \$5,000

JANITORS CLOSET REPAIRS

The mop sinks in the Janitors Closets are mounted adjacent to gypsum board and are showing signs of water damage. This project would provide fiberglass reinforced plastic (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. Typical of four Janitors Closets.

Project Index #: 0286ELE3
Construction Cost \$123,200

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Electrical wiring upgrades are not included in this estimate.

Project Index #: 0286EXT4
Construction Cost \$773,000

ROOF REPLACEMENT

The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1995. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period. In addition, the existing roof ladders are old and should be replaced with new safe ladders.

Project Index #: 0286INT4
Construction Cost \$903,700

SUSPENDED CEILING SYSTEM REPLACEMENT

The entire building has a suspended acoustical tile ceiling system that is original dating back to 1973. The T-bar framing is bent and rusted in some areas and some of the acoustical tiles are damaged and stained. This project would provide for the replacement of the suspended acoustical tile ceiling system including framing, bracing, acoustical tiles and HVAC grilles. Removal and disposal of the existing ceiling system is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 11/01/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/10/2018.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$827,750**

Long-Term Needs **Four to Ten Years**

Project Index #: 0286EXT3
Construction Cost \$205,375

EXTERIOR FINISHES

The exterior finishes are in good condition. 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 the stucco, cleaning and sealing the brick masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0286INT6
Construction Cost \$413,000

FLOORING REPLACEMENT

The VCT (vinyl composite tile) and carpet in the building are damaged and reaching the end of their 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 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 4 - 5 years.

Project Index #: 0286INT3
Construction Cost \$205,375

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next 4 - 6 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.

Project Index #: 0286PLM1
Construction Cost \$4,000

WATER HEATER REPLACEMENT

There are two 50 gallon gas-fired water heaters in the building. One was installed in 2008, the other one is older. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 5-6 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 11/01/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/10/2018.

BUILDING INFORMATION:

Gross Area (square feet):	41,075	IBC Occupancy Type 1:	100 % B
Year Constructed:	1973	IBC Occupancy Type 2:	%
Exterior Finish 1:	70 % Concrete Masonry U	Construction Type:	Concrete Masonry Units & Steel
Exterior Finish 2:	30 % Painted Stucco / EIFS	IBC Construction Type:	III-B
Number of Levels (Floors):	2	Basement?	No
		Percent Fire Supressed:	100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$41,500	Project Construction Cost per Square Foot:	\$153.32
Priority Class 2:	\$5,428,400	Total Facility Replacement Construction Cost:	\$12,323,000
Priority Class 3:	\$827,750	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$6,297,650	FCNI:	51%

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



Belrose Office Building Site - Site #9831
Description: Damaged Paving in West Parking Area Needing Replacement.



Belrose Office Building Site - Site #9831
Description: Slurry Seal Paving in East Parking Area.



Belrose Office Building Site - Site #9831
Description: Exterior Site Lighting Upgrade Needed.



Belrose Office Building - Building #0286
Description: Guard Installations at Unprotected Edges Near Equipment.



Belrose Office Building - Building #0286
Description: Exterior Wall Pack Lighting Upgrade Recommended.



Belrose Office Building - Building #0286
Description: HVAC Equipment Replacement.



Belrose Office Building - Building #0286
Description: Roof Replacement Needed.



Belrose Office Building - Building #0286
Description: Dual Level Drinking Fountains Needed.



Belrose Office Building - Building #0286
Description: Elevators in Need of Replacement.



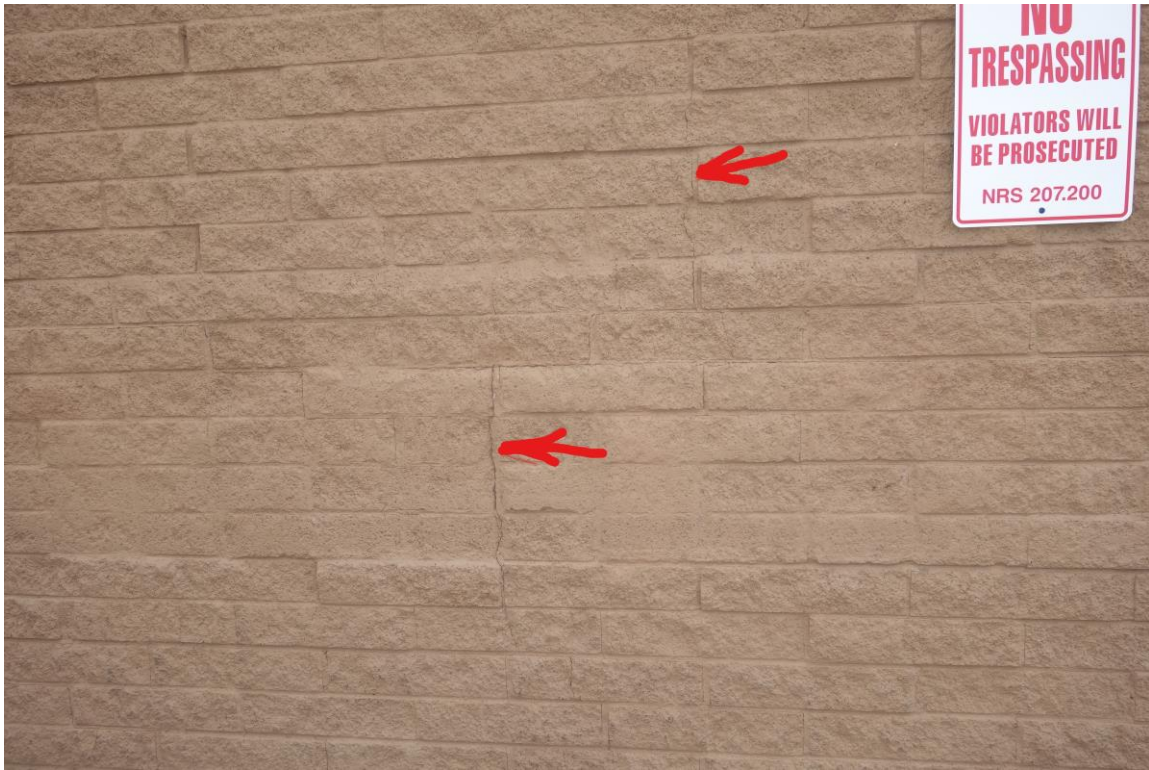
Belrose Office Building - Building #0286
Description: Suspended Ceiling and Lighting Upgrade Needed.



Belrose Office Building - Building #0286
Description: Flooring Replacement Needed.



Belrose Office Building - Building #0286
Description: Janitor's Closet Upgrades Needed.



Belrose Office Building - Building #0286
Description: CMU Wall Crack in West Exterior Wall.



Belrose Office Building - Building #0286
Description: CMU Wall Crack in West Exterior Wall.