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.
<table>
<thead>
<tr>
<th>Index #</th>
<th>Building Name</th>
<th>Sq. Feet</th>
<th>Yr. Built</th>
<th>Survey Date</th>
<th>Cost to Repair: P1</th>
<th>Cost to Repair: P2</th>
<th>Cost to Repair: P3</th>
<th>Total Cost to Repair</th>
<th>Cost to Replace</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>0265</td>
<td>DMV EXPRESS OFFICE</td>
<td>5468</td>
<td>1995</td>
<td>12/10/2018</td>
<td>$24,200</td>
<td>$53,700</td>
<td>$114,680</td>
<td>$192,580</td>
<td>$2,116,100</td>
<td>9%</td>
</tr>
<tr>
<td>3106</td>
<td>INSPECTION STATION CANOPY</td>
<td>3074</td>
<td>1995</td>
<td>12/10/2018</td>
<td>$0</td>
<td>$0</td>
<td>$10,000</td>
<td>$10,000</td>
<td>$307,400</td>
<td>3%</td>
</tr>
<tr>
<td>9832</td>
<td>DMV EXPRESS OFFICE SITE</td>
<td>1995</td>
<td>12/10/2018</td>
<td>$0</td>
<td>$0</td>
<td>$363,000</td>
<td>$363,000</td>
<td></td>
<td></td>
<td>0%</td>
</tr>
<tr>
<td></td>
<td><strong>Report Totals...............:</strong></td>
<td><strong>8,542</strong></td>
<td></td>
<td></td>
<td><strong>$24,200</strong></td>
<td><strong>$53,700</strong></td>
<td><strong>$487,680</strong></td>
<td><strong>$565,580</strong></td>
<td><strong>$2,423,500</strong></td>
<td>23%</td>
</tr>
<tr>
<td>Acronym</td>
<td>Definition</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------</td>
<td>------------</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AHJ</td>
<td>Authority Having Jurisdiction</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AWWA</td>
<td>American Water Works Association</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HVAC</td>
<td>Heating, Ventilating &amp; Air Conditioning</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>IBC</td>
<td>International Building Code</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ICC</td>
<td>International Code Council</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>IEBC</td>
<td>International Existing Building Code</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>IECC</td>
<td>International Energy Conservation Code</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>IFC</td>
<td>International Fire Code</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>IFGC</td>
<td>International Fuel Gas Code</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>IRC</td>
<td>International Residential Code</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NFPA</td>
<td>National Fire Protection Association</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NEC</td>
<td>National Electrical Code</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OSHA</td>
<td>Occupational Safety and Health Administration</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SAD</td>
<td>Standards for Accessible Design</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SMACNA</td>
<td>Sheet Metal and Air Conditioning Contractors National Association</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>UMC</td>
<td>Uniform Mechanical Code</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>UPC</td>
<td>Uniform Plumbing Code</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**State of Nevada**

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>CIP</td>
<td>Capital Improvement Project</td>
</tr>
<tr>
<td>FCA</td>
<td>Facility Condition Analysis</td>
</tr>
<tr>
<td>FCNI</td>
<td>Facility Condition Needs Index</td>
</tr>
<tr>
<td>FRC</td>
<td>Facility Replacement Cost</td>
</tr>
<tr>
<td>NAC</td>
<td>Nevada Administrative Code</td>
</tr>
<tr>
<td>NDEP</td>
<td>Nevada Department of Environmental Protection</td>
</tr>
<tr>
<td>NRS</td>
<td>Nevada Revised Statutes</td>
</tr>
<tr>
<td>SFM</td>
<td>State Fire Marshal</td>
</tr>
<tr>
<td>SHPO</td>
<td>State Historic Preservation Office</td>
</tr>
<tr>
<td>SPWD</td>
<td>State Public Works Division</td>
</tr>
</tbody>
</table>

**Miscellaneous**

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>DDC</td>
<td>Direct Digital Controls</td>
</tr>
<tr>
<td>FRP</td>
<td>Fiberglass Reinforced Plastic</td>
</tr>
<tr>
<td>GFCI</td>
<td>Ground Fault Circuit Interrupter</td>
</tr>
<tr>
<td>LED</td>
<td>Light Emitting Diode</td>
</tr>
<tr>
<td>PRV</td>
<td>Pressure Regulating Valve</td>
</tr>
<tr>
<td>TDD</td>
<td>Telecommunications Device for the Deaf</td>
</tr>
<tr>
<td>VCT</td>
<td>Vinyl Composite Tile</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
</tr>
</thead>
<tbody>
<tr>
<td>DMV EXPRESS OFFICE SITE</td>
<td>9832</td>
</tr>
<tr>
<td>INSPECTION STATION CANOPY</td>
<td>3106</td>
</tr>
<tr>
<td>DMV EXPRESS OFFICE</td>
<td>0265</td>
</tr>
</tbody>
</table>
DMV EXPRESS OFFICE SITE
BUILDING REPORT

The DMV Express Office is located in northwest Las Vegas. The site is mostly paved with ADA accessible parking for the public and employees. It contains a large paved area for commercial vehicle testing. The landscaping consists of xeriscaping with some shrubs and small trees on a drip irrigation system. The site is served by city water, sewer, natural gas, and electric. There is backflow prevention on domestic and fire sprinkler supply lines.

Priorities Class 3 Projects

Total Construction Cost for Priority 3 Projects: $363,000

SEAL ASPHALT PAVING

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 site wide including access roads, parking areas and the test driving area. 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. 275,000 square feet of asphalt area was used to generate this estimate. This project should be implemented concurrently with the Concrete Curb Replacement project.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$0</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$363,000</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$363,000</td>
</tr>
</tbody>
</table>
The Inspection Station Canopy is a steel framed structure with two concrete masonry unit columns supporting the steel roofing system on a concrete foundation. It primarily serves as shelter for large commercial vehicles while undergoing inspections.

**EXTERIOR FINISHES**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide funding for repairing, sealing and caulking of the exterior of the structure. Included in the cost is repairing the damaged concrete masonry units (CMU) and sealing and caulking the CMU, flashing, fixtures and all other penetrations. It is recommended that the building be repaired in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- Gross Area (square feet): 3,074
- Year Constructed: 1995
- Exterior Finish 1: 100% CMU Columns / Ope
- Exterior Finish 2: 0%
- Number of Levels (Floors): 1
- Basement?: No
- Percent Fire Suppressed: 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $0
- Priority Class 3: $10,000
- Grand Total: $10,000

- Project Construction Cost per Square Foot: $3.25
- Total Facility Replacement Construction Cost: $307,000
- Facility Replacement Cost per Square Foot: $100
- FCNI: 3%
The DMV Express Office is a concrete masonry unit and steel framed structure with a metal roofing system on a concrete foundation. It provides services for licensing and testing for commercial vehicles as well as licensing and registration for other vehicles. There are restrooms which are mostly ADA compliant, a lobby area for the public as well as storage rooms, break room and offices for staff. The HVAC system consists of 6 exterior mounted heat pump units and 6 interior air handlers. The facility has a fire alarm and sprinkler system and is well maintained.

### ADA RESTROOM UPGRADES

The Men's and Women's designated ADA restrooms do not entirely meet the Americans with Disabilities Act (ADA) requirements. Examples of non-compliant items are the faucet handles and lack of under lavatory protection. Also, the ceramic sink in the Men's restroom is cracked. This project would provide funding for replacing the lavatory and countertop system in each restroom to ensure full compliance with accessibility regulations. 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 or a portion thereof was previously recommended in the FCA report dated 11/02/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/10/2018.

**Project Index #:** 0265ADA2  
**Construction Cost:** $7,000

### ADA SIGNAGE

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 - 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 11/02/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/10/2018.

**Project Index #:** 0265ADA3  
**Construction Cost:** $2,000

### ARC FLASH and ELECTRICAL COORDINATION STUDY

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.

**Project Index #:** 0265ELE1  
**Construction Cost:** $10,000

### DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

The water fountain in the employee break room does not meet current accessibility requirements. For example, the flow of water from the spout is not parallel to the front of the unit or within the distances provided in the code and at the time of the survey, the knee clearance under the fountain was blocked by a trash can. This project would provide funding for the purchase and installation of a new accessible fixed high/low ADA drinking fountain. 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 11/02/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/10/2018.

**Project Index #:** 0265ADA4  
**Construction Cost:** $5,200
PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $53,700

Necessary - Not Yet Critical Two to Four Years

Project Index #: 0265INT2
Construction Cost $50,000

CUSTOMER SERVICE COUNTERS AND CASEWORK UPGRADE

The built-in Customer Service counters and cabinetry are original to the building. The quality of construction and installation was inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. ADA compliance according to NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the ADA Standards for Accessible Design should be incorporated into the design such as providing an accessible sink. 50 linear feet of casework was used for this estimate. This estimate includes removal and disposal of the existing materials.

Project Index #: 0265INT0
Construction Cost $1,800

JANITORS CLOSET REPAIRS

The mop sink in the Janitors Closet is mounted adjacent to gypsum board and is showing signs of water damage. This project would provide 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.

Project Index #: 0265PLM1
Construction Cost $1,900

WATER HEATER REPLACEMENT

There is a 30 gallon electric water heater in the building. 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 2 - 3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $114,680

Long-Term Needs Four to Ten Years

Project Index #: 0265EXT3
Construction Cost $27,340

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 would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the stucco and sealing and caulking the CMU, windows, flashing, fixtures and all other penetrations. This includes repairing the broken masonry caps on the employee parking sign and the condenser enclosure. It is recommended that the building be repaired in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0265HVA2
Construction Cost $60,000

HVAC REPLACEMENT

The existing HVAC system consists of 6 exterior mounted heat pumps combined with 6 interior air handlers. They are not energy efficient and are reaching the end of their expected and useful life. This project would provide for installation of new HVAC equipment and cleaning of the existing duct work and grilles. The estimate includes removal and disposal of the existing HVAC units and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 11/02/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/10/2018.

Project Index #: 0265INT1
Construction Cost $27,340

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 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): 5,468
- Year Constructed: 1995
- Exterior Finish 1: 75% Concrete Masonry Units
- Exterior Finish 2: 25% Metal Siding
- Number of Levels (Floors): 1
- Basement? No
- Percent Fire Suppressed: 100%
- IBC Occupancy Type 1: 100% B
- Construction Type: Concrete Masonry Units & Steel
- IBC Construction Type: II-B

PROJECT CONSTRUCTION COST TOTALS SUMMARY:
- Priority Class 1: $24,200 Project Construction Cost per Square Foot: $35.22
- Priority Class 2: $53,700 Total Facility Replacement Construction Cost: $2,116,000
- Priority Class 3: $114,680 Facility Replacement Cost per Square Foot: $387
- Grand Total: $192,580 FCNI: 9%

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
DMV Express Office Site - Site #9832
Description: View South Pavement Area.

DMV Express Office Site - Site #9832
Description: View of Accessible Parking.
Inspection Station Canopy - Building #3106
Description: Exterior of the Structure.

DMV Express Office - Building #0265
Description: View of Exterior and Public Entrance.
DMV Express Office - Building #0265
Description: Typical Interior Office Space.

DMV Express Office - Building #0265
Description: Arc Flash Labeling Needed.
DMV Express Office - Building #0265
Description: Customer Service Counter Replacement Needed.

DMV Express Office - Building #0265
Description: Water Heater Replacement Recommended.