

State of Nevada
Department of Motor Vehicles
Department of Administration - Buildings & Grounds Section
DMV Express Office
Facility Condition Analysis

DMV EXPRESS OFFICE

4110 Donovan Way
Las Vegas, Nevada 89030

Site Number: 9832
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report Printed in February 2012

State of Nevada
Department of Motor Vehicles
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DMV Express Office
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The Facility Condition Analysis Program was created under the authority found in NRS 341.201. 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: 9832

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
0265	DMV EXPRESS OFFICE 4110 Donovan Way Las Vegas	5468	1995	11/2/2011	\$10,500	\$54,680	\$36,000	\$101,180	\$1,503,700	7%
3106	INSPECTION STATION CANOPY 4110 Donovan Way Las Vegas	3074	1995	11/2/2011	\$0	\$2,500	\$0	\$2,500	\$230,550	1%
9832	DMV EXPRESS OFFICE SITE 4110 Donovan Way Las Vegas		1995	11/2/2011	\$4,000	\$221,250	\$0	\$225,250		0%
Report Totals.....:		8,542			\$14,500	\$278,430	\$36,000	\$328,930	\$1,734,250	19%

SPWD Facility Condition Analysis

Table of Contents

Building Name	Index #
DMV EXPRESS OFFICE SITE	9832
INSPECTION STATION CANOPY	3106
DMV EXPRESS OFFICE	0265

**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. At the time of the survey (2011), staff indicated that there has been problems with the sewer lines backing up due to problems with the lift station which has a shared maintenance agreement with other users. The site is well maintained.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$4,000**
Currently Critical **Immediate to Two Years**

ADA SIGNAGE

Project Index #: 9832ADA1
Construction Cost \$2,500

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. 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 including the current parking signs that do not indicate the minimum fine as \$250. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances. 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.

FENCE REPAIRS

Project Index #: 9832SIT3
Construction Cost \$1,500

The chain link fence has been damaged and should be repaired immediately. Vagrants have cut a large hole in the fence on the south side of the property and have been entering and exiting through it. This project would provide for removing the damaged section and splicing in a new section of chain link. Further plans to install barbed wire or a similar deterrent can be made by the agency to prevent this from happening in the future.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$221,250**
Necessary - Not Yet Critical **Two to Four Years**

CONCRETE CURB REPLACEMENT

Project Index #: 9832SIT2
Construction Cost \$15,000

The concrete curbing in the parking lot has been damaged and is failing in many areas. There is extensive cracking, crumbling and failure due to vehicles colliding with the curbs. Some replacements have been done recently, but these areas are already failing as well. Due to the high traffic volume and higher percentage of large commercial vehicles in this parking lot, it is recommended to replace the curbs with a more appropriate system. This project would provide for the installation of concrete curbing with a deeper footing throughout and a high strength concrete mix to ensure a longer life cycle of the new curbing. Removal and disposal of the existing curbing is included in this estimate. This project should be implemented concurrently with the Seal Asphalt Paving project.

SEAL ASPHALT PAVING

Project Index #: 9832SIT1
Construction Cost \$206,250

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:

Priority Class 1:	\$4,000
Priority Class 2:	\$221,250
Priority Class 3:	\$0
Grand Total:	\$225,250

State of Nevada / Motor Vehicles
INSPECTION STATION CANOPY
 SPWD Facility Condition Analysis - 3106
 Survey Date: 11/2/2011

Site number: 9832

**INSPECTION STATION CANOPY
 BUILDING REPORT**

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.

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

Project Index #: 3106EXT1
Construction Cost \$2,500

EXTERIOR FINISHES

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 2-3 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
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: 0 %
Construction Type: Concrete Masonry & Steel
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$0.81
Priority Class 2:	\$2,500	Total Facility Replacement Construction Cost:	\$231,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$75
Grand Total:	\$2,500	FCNI:	1%

**DMV EXPRESS OFFICE
BUILDING REPORT**

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.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$10,500**
Currently Critical **Immediate to Two Years**

ADA RESTROOM UPGRADES

Project Index #: 0265ADA2
Construction Cost \$5,000

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.

ADA SIGNAGE

Project Index #: 0265ADA3
Construction Cost \$1,500

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 - 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.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Project Index #: 0265ADA4
Construction Cost \$4,000

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 - 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.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$54,680

Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

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

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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

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 2-3 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.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$36,000**
Long-Term Needs **Four to Ten Years**

HVAC REPLACEMENT

Project Index #: 0265HVA2
Construction Cost \$36,000

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.

BUILDING INFORMATION:

Gross Area (square feet): 5,468
Year Constructed: 1995
Exterior Finish 1: 75 % Concrete Masonry U
Exterior Finish 2: 25 % Metal Siding
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Units & Steel
IBC Construction Type: II-B
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$10,500	Project Construction Cost per Square Foot:	\$18.50
Priority Class 2:	\$54,680	Total Facility Replacement Construction Cost:	\$1,504,000
Priority Class 3:	\$36,000	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$101,180	FCNI:	7%

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 341.201 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 of ADA accessible parking.



DMV Express Office Site - Site #9832
Description: Damaged curb at entrance to parking area.



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: Fire sprinkler riser.