

State of Nevada
Department of Employment, Training & Rehabilitation

LAS VEGAS CASUAL LABOR OFFICE SITE

1001 North A Street
Las Vegas, Nevada 89106

Site Number: 9833
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in October 2021

State of Nevada
Department of Employment, Training & Rehabilitation

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: 9833

Facility Condition Needs Index Report

<u>Index #</u>	<u>Building Name</u>	<u>Sq. Feet</u>	<u>Yr. Built</u>	<u>Survey Date</u>	<u>Cost to Repair: P1</u>	<u>Cost to Repair: P2</u>	<u>Cost to Repair: P3</u>	<u>Total Cost to Repair</u>	<u>Cost to Replace</u>	<u>FCNI</u>
0257	LAS VEGAS CASUAL LABOR OFFICE 1001 North A Street Las Vegas	2400	1975	12/12/2017	\$106,150	\$123,500	\$12,000	\$241,650	\$660,000	37%
9833	LAS VEGAS CASUAL LABOR SITE 1001 North A Street Las Vegas		0	12/12/2017	\$3,200	\$234,600	\$0	\$237,800		0%
Report Totals.....:		<u>2,400</u>			<u>\$109,350</u>	<u>\$358,100</u>	<u>\$12,000</u>	<u>\$479,450</u>	<u>\$660,000</u>	73%

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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LAS VEGAS CASUAL LABOR SITE

SPWD Facility Condition Analysis - 9833

Survey Date: 12/12/2017

LAS VEGAS CASUAL LABOR SITE

BUILDING REPORT

The Las Vegas Casual Labor site is located across the street from the Nevada Department of Transportation's yard on North A Street. It has a paved parking area with ADA accessible parking and route of travel to the office. There are some palm trees, shrubs and irrigated turf areas on the site. The pavement is in poor to fair shape and will be addressed with a proposed project in the site report. Some of the large palm trees are causing damage to sidewalks and curbs.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$3,200**
Currently Critical **Immediate to Two Years**

ADA SIGNAGE

Project Index #: 9833ADA1
Construction Cost \$3,200

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. 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 - 2018, ICC/ANSI A117.1 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/12/2017.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$234,600**
Necessary - Not Yet Critical **Two to Four Years**

ASPHALT PARKING LOT REPLACEMENT

Project Index #: 9833SIT1
Construction Cost \$180,000

The asphalt parking lots are failing, with significant alligatoring, settling and general deterioration observed. The settling on the south side has caused drainage problems with standing water in the middle of the parking lot. This project covers the removal and replacement of the existing asphalt for parking and site access. Striping for safety, parking and loading zones is included in this estimate as well as perimeter curbing and parking curbs as needed. 18,000 square feet was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/12/2017.

CHAIN LINK FENCE REPLACEMENT

Project Index #: 9833SIT2
Construction Cost \$54,600

The chain link perimeter fence does not keep vagrants out and has several areas that are in need of repair. This project recommends the installation of a 6 foot high 6 gauge wire perimeter chain link fence around the entire site and two vehicle gates with hardware. A three wire barbed fence is also recommended to be installed along the top of the chain link fence to prevent vagrants from entering the property. The cost estimate includes demolition and disposal of the existing fence.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/12/2017.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$3,200
Priority Class 2:	\$234,600
Priority Class 3:	\$0
Grand Total:	\$237,800

LAS VEGAS CASUAL LABOR OFFICE

SPWD Facility Condition Analysis - 0257

Survey Date: 12/12/2017

LAS VEGAS CASUAL LABOR OFFICE
BUILDING REPORT

The Las Vegas Casual Labor Office is a wood post and beam structure with a single-ply roofing system on a concrete foundation. The facility contains office space, a unisex ADA accessible restroom for staff, storage, and a day room for clients who are seeking work. There is a Men's and Women's restroom in the day room area which are not ADA accessible. The HVAC system consists of two roof mounted packaged units which were replaced in 2001. The building also has a fire alarm system and is in good shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$106,150**
Currently Critical **Immediate to Two Years**

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION **Project Index #: 0257ADA3**
Construction Cost \$5,000

This building contains a water fountain. The 2018 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/12/2017.

EMPLOYEE ADA RESTROOM REPAIRS **Project Index #: 0257ADA1**
Construction Cost \$650

The employee ADA restroom does not entirely meet the current accessibility requirements. The sign on the wall adjacent to the door is blocked by chairs. A person must be able to approach within 3 inches of the sign without encountering protruding objects. The clear floor space inside the restroom is blocked by storage items which impede on the required turning radius as well as access to the lavatory. This project provides for removing the chairs and storage items in order to maintain the restroom in a compliant status. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/12/2017.

EXIT SIGN AND EGRESS LIGHTING INSTALLATION **Project Index #: 0257SFT2**
Construction Cost \$6,500

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2018 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/12/2017.

EXTERIOR FINISHES **Project Index #: 0257EXT2**
Construction Cost \$24,000

The exterior finishes are in poor 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. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted 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 #: 0257ADA2
Construction Cost \$65,000

PUBLIC ADA RESTROOM REMODEL

The Men's and Women's designated ADA restrooms in the Job Seeker Room do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of two unisex accessible restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/12/2017.

Project Index #: 0257SFT4
Construction Cost \$5,000

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

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 direct digital control 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 bracing.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/12/2017.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$123,500

Necessary - Not Yet Critical Two to Four Years

Project Index #: 0257PLM2
Construction Cost \$43,500

BACKFLOW PREVENTION

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/12/2017.

Project Index #: 0257EXT4
Construction Cost \$7,500

EXTERIOR DOOR REPLACEMENT

Two of the exterior metal doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the north and south single door assemblies with new metal doors, frames and hardware. The storefront system on the east elevation has been replaced recently. Removal and disposal of the existing doors is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/12/2017.

Project Index #: 0257ENR4
Construction Cost \$3,500

EXTERIOR LIGHTING UPGRADE

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 #: 0257INT3
Construction Cost \$24,100

FLOORING REPLACEMENT

The flooring in the Labor Hall 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 2 - 3 years.

Project Index #: 0257EXT5
Construction Cost \$6,500

HVAC STRUCTURE REPLACEMENT

The HVAC units on the roof are surrounded by a wood framed structure. The structure partially protects the equipment from the elements and serves an architectural function by blocking the equipment from view. The wood framing and plywood walls have deteriorated and should be scheduled for replacement. This project would provide for removal and disposal of the existing materials and replacement with a new wood structure. This project or a portion thereof was previously recommended in the FCA report dated 05/12/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/12/2017.

Project Index #: 0257ENR3
Construction Cost \$7,200

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 #: 0257ENR1
Construction Cost \$31,200

WINDOW REPLACEMENT

The windows are original, single pane construction in a metal frame. There is also a clerestory row of plexiglass windows on two sides of the building. These older windows are drafty and not energy efficient. This project recommends replacing all of the windows with dual pane, higher efficiency units. This estimate is for the replacement of 12 glass units and 16 plexiglass units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$12,000

Long-Term Needs

Four to Ten Years

Project Index #: 0257INT2
Construction Cost \$12,000

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 5 - 6 years. 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): 2,400	IBC Occupancy Type 1: 100 % B
Year Constructed: 1975	IBC Occupancy Type 2: %
Exterior Finish 1: 80 % Painted Stucco / EIFS	Construction Type: Wood Post & Beam
Exterior Finish 2: 20 % Glass and Aluminum	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$106,150	Project Construction Cost per Square Foot: \$100.69
Priority Class 2: \$123,500	Total Facility Replacement Construction Cost: \$660,000
Priority Class 3: \$12,000	Facility Replacement Cost per Square Foot: \$275
Grand Total: \$241,650	FCNI: 37%

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
Facilities Condition Analysis

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Carson City, Nevada 89701-4263

(775) 684-4141 voice
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Las Vegas Casual Labor Office Site - Site #9833
Description: Asphalt Parking Lot Replacement Needed.



Las Vegas Casual Labor Office Site - Site #9833
Description: Fencing Replacement Needed.



Las Vegas Casual Labor Office - Building #0257
Description: Interior of the Office Area.



Las Vegas Casual Labor Office - Building #0257
Description: Exit Sign and Egress Lighting Upgrade Needed.



Las Vegas Casual Labor Office - Building #0257
Description: Public Restroom ADA Remodel.



Las Vegas Casual Labor Office - Building #0257
Description: Exterior Lighting Upgrade.