

State of Nevada  
Department of Wildlife

# LAUGHLIN WILDLIFE FIELD OFFICE

1595 Casino Drive  
Laughlin, Nevada 89029

Site Number: 9838

## STATE OF NEVADA PUBLIC WORKS DIVISION FACILITY CONDITION ANALYSIS



Report distributed in January 2023

State of Nevada  
Department of Wildlife

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: 9838

### 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
2470	LAUGHLIN WILDLIFE FIELD OFFICE 1595 Casino Drive Laughlin	2700	2004	4/18/2022	\$10,000	\$19,600	\$27,000	\$56,600	\$1,215,000	5%
9838	LAUGHLIN WILDLIFE FIELD OFFICE SITE 1595 Casino Drive Laughlin		0	4/18/2022	\$0	\$34,600	\$0	\$34,600		0%
4278	SHADE STRUCTURE 1595 Casino Drive Laughlin	2600	2012	4/18/2022	\$0	\$0	\$0		\$130,000	
<b>Report Totals.....:</b>		<b>5,300</b>			<b>\$10,000</b>	<b>\$54,200</b>	<b>\$27,000</b>	<b>\$91,200</b>	<b>\$1,345,000</b>	<b>7%</b>

## 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**

<b>Building Name</b>	<b>Index #</b>	
<b>LAUGHLIN WILDLIFE FIELD OFFICE SITE</b>	<b>9838</b>	
<b>SHADE STRUCTURE</b>	<b>4278</b>	No Current Projects
<b>LAUGHLIN WILDLIFE FIELD OFFICE</b>	<b>2470</b>	

**LAUGHLIN WILDLIFE FIELD OFFICE SITE**

**SPWD Facility Condition Analysis - 9838**

**Survey Date: 4/18/2022**

**LAUGHLIN WILDLIFE FIELD OFFICE SITE**

**BUILDING REPORT**

The Department of Wildlife Field Office is located on about 1-1/2 acres in Laughlin, Nevada. The site has paved public and employee parking including ADA accessible parking and route of travel into the office. The rear of the site is mainly a storage area with a covered metal parking structure. The site is mostly paved. The site is fenced and is served by public utilities, including water and sewer. The site is well maintained.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$34,600**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 9838SIT1**

**Construction Cost \$34,600**

**CRACK FILL & 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 vehicle storage areas. 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 04/11/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/18/2022.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>
<b>Priority Class 2:</b>	<b>\$34,600</b>
<b>Priority Class 3:</b>	<b>\$0</b>
<b>Grand Total:</b>	<b>\$34,600</b>

## LAUGHLIN WILDLIFE FIELD OFFICE BUILDING REPORT

The Laughlin Wildlife Field Office is a concrete masonry unit building with a single-ply roofing system on a concrete foundation. The roofing was replaced in 2010 with a 20 year warranty. The facility contains a public reception area, restrooms, including a unisex ADA compliant restroom for the public, and a kitchen/sleeping area for staff. Adjacent to the office space is a large apparatus bay for vehicles and equipment storage. There is a fire alarm system and the HVAC system consists of 2 roof mounted evaporative cooling units over the apparatus bay and 2 roof mounted packaged heat pump units for the office areas. The heat pumps were replaced in 2021.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$10,000**  
**Currently Critical** **Immediate to Two Years**

**ARC FLASH and ELECTRICAL COORDINATION STUDY** **Project Index #: 2470ELE1**  
**Construction Cost \$10,000**

Arc flash and electrical breaker coordination studies have not been performed or it has been more than 5 years since the last coordination study. Safety requirements for maintenance personnel and the latest electrical code require coordination studies to be verified and performed every 5 years, along with arc flash labeling on all electrical panels. Additionally, the exterior main service panel show evidence of recent breaker installation. This study will ensure that the new breakers are properly rated for the main service panel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building's electrical distribution system.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$19,600**  
**Necessary - Not Yet Critical** **Two to Four Years**

**CEILING REPAIRS** **Project Index #: 2470INT3**  
**Construction Cost \$7,500**

Two locations on the interior drywall ceiling were damaged and should be scheduled for repair. It appears that old roof leaks were the cause based on pictures taken of the same damage during the previous FCA Survey in 2012. The roofing was replaced in 2010 prior to the 2012 Survey and the ceiling damage has not worsened since then. This project would provide for repair of the gypsum board ceiling and include tape, mud, texture and paint.

**FLOORING REPLACEMENT** **Project Index #: 2470INT2**  
**Construction Cost \$12,100**

The vinyl floor coverings in this building were generally in poor condition and have reached the end of their serviceable lives. This project would provide funding to completely remove the existing flooring and replace with durable sheet vinyl.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$27,000**  
**Long-Term Needs** **Four to Ten Years**

**EXTERIOR FINISHES** **Project Index #: 2470EXT1**  
**Construction Cost \$13,500**

The exterior finishes were in fair condition at the time of the survey. 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 of the EIFS and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 2470INT1**  
**Construction Cost \$13,500**

**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 - 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.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 2,700	<b>IBC Occupancy Type 1:</b> 70 % B
<b>Year Constructed:</b> 2004	<b>IBC Occupancy Type 2:</b> 30 % S-2
<b>Exterior Finish 1:</b> 50 % Painted Stucco / EIFS	<b>Construction Type:</b> Concrete Masonry Units and wood
<b>Exterior Finish 2:</b> 50 % Painted CMU	<b>IBC Construction Type:</b> V-B
<b>Number of Levels (Floors):</b> 1	<b>Basement?</b> No
	<b>Percent Fire Suppressed:</b> 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$10,000	<b>Project Construction Cost per Square Foot:</b> \$20.96
<b>Priority Class 2:</b> \$19,600	<b>Total Facility Replacement Construction Cost:</b> \$1,215,000
<b>Priority Class 3:</b> \$27,000	<b>Facility Replacement Cost per Square Foot:</b> \$450
<b>Grand Total:</b> \$56,600	<b>FCNI:</b> 5%

**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



Laughlin Wildlife Field Office Site – FCA Site #9838  
Description: Accessible Paved Parking and Public Entrance.



Laughlin Wildlife Field Office Site – FCA Site #9838  
Description: Public Parking Pavement Sealing Needed.



Laughlin Wildlife Field Office Site – FCA Site #9838  
Description: Rear Parking Lot Pavement and Shade Structure.



Shade Structure – FCA Building #4278  
Description: View of the Structure.



Laughlin Wildlife Field Office – FCA Building #2470  
Description: View of the Office Space.



Laughlin Wildlife Field Office – FCA Building #2470  
Description: Arc Flash Labeling & Breaker Coordination Study Needed.



Laughlin Wildlife Field Office – FCA Building #2470  
Description: Ceiling Repairs Needed.



Laughlin Wildlife Field Office – FCA Building #2470  
Description: Vinyl Flooring Replacement Needed.