State of Nevada Office of Military/ Nevada National Guard Las Vegas Readiness Center Facility Condition Analysis

# LAS VEGAS READINESS CENTER

4500 W. Silverado Ranch Blvd. Las Vegas, Nevada 89139

# Site Number: 9842 STATE OF NEVADA PUBLIC WORKS DIVISION FACILITY CONDITION ANALYSIS



Report Printed in July 2016

# State of Nevada Office of Military/ Nevada National Guard Las Vegas Readiness Center Facility Condition Analysis

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 the 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 num	ber: 9842	Facility	<b>Condition Nee</b>	ds Index I	Report		Cost to	Cost to	Cost to	Total Cost	Cost to	FCNI	
Index #	<b>Building Name</b>			Sq. Feet	Yr. Buil	<b>Survey Date</b>		Repair: P2	Repair: P3	to Repair	Replace		
3218	HAZMAT BUILDING			960	2013	5/13/2015	\$0	\$9,600	\$0	\$9,600	\$96,000	10%	
	4500 West Silverado Ranci	h Blvd	Las Vegas										
3217	FIELD MAINTENANCE S	SHOP (FMS #	<del>‡</del> 7)	40213	2013	5/13/2015	\$1,000	\$804,260	\$261,384	\$1,066,644	\$17,090,525	5 6%	
	4525 West Serene Ave.		Las Vegas										
2705	LAS VEGAS READINESS	S CENTER		78774	2007	5/13/2015	\$7,000	\$1,000	\$1,575,480	\$1,583,480	\$33,478,950	5%	
	4500 West Silverado Ranci	h Blvd	Las Vegas										
3640	MV PARKING STRUCTU	RE - SOUTH	ł	9075	2013	5/13/2015	\$0	\$0	\$18,150	\$18,150	\$412,500	4%	
	4500 West Silverado Ranch	h Blvd	Las Vegas										
3219	MV PARKING STRUCTU	JRE - NORTI	Н	8250	2013	5/13/2015	\$0	\$0	\$18,150	\$18,150	\$412,500	4%	
	4500 West Silverado Ranch	h Blvd	Las Vegas										
3111	MILITARY STORAGE BU	JILDING		11200	2008	5/13/2015	\$0	\$0	\$22,400	\$22,400	\$1,120,000	2%	
	4500 West Silverado Ranci	h Blvd	Las Vegas										
9842	LAS VEGAS READINESS	S CENTER S	ITE		2007	5/13/2015	\$0	\$245,100	\$0	\$245,100		0%	
	4500 West Silverado Ranci	h Blvd	Las Vegas		_								
	Report Totals:		148,472	<u> </u>	_	\$8,000	\$1,059,960	\$1,895,564	\$2,963,524	\$52,610,475	6%		

Monday, July 25, 2016 Page 1 of 1

# **Table of Contents**

Building Name	Index #		
LAS VEGAS READINESS CENTER SITE	9842		
MV PARKING STRUCTURE - SOUTH	3640		
MV PARKING STRUCTURE - NORTH	3219		
HAZMAT BUILDING	3218		
FIELD MAINTENANCE SHOP (FMS #7)	3217		
MILITARY STORAGE BUILDING	3111		
LAS VEGAS READINESS CENTER	2705		

LAS VEGAS READINESS CENTER SITE SPWD Facility Condition Analysis - 9842

Survey Date: 5/13/2015

# LAS VEGAS READINESS CENTER SITE BUILDING REPORT

The Las Vegas Readiness Center site is located in southwest Las Vegas and consists of 6 structures; the Readiness Center, the Field Maintenance Shop, the Military Storage Building, the Hazardous Materials Storage Building and 2 parking structures. The site has paved access roads and paved parking including ADA accessible parking stalls. The site utilities include natural gas, city water, and city sewer services.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$245,100

Necessary - Not Yet Critical Two to Four Years

Project Index #: 9842SIT1
CRACK FILL & SEAL ASPHALT PAVING
Construction Cost \$245,100

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 and parking 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. 245,100 square feet of asphalt area was used to generate this estimate.

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0
Priority Class 2: \$245,100
Priority Class 3: \$0

**Grand Total:** \$245,100

25-Jul-16 Page 1 of 9

MV PARKING STRUCTURE - SOUTH SPWD Facility Condition Analysis - 3640

**Survey Date:** 5/21/2015

# MV PARKING STRUCTURE - SOUTH BUILDING REPORT

The Military Vehicle Parking Structure - South is a steel framed structure that is open on all four sides. The metal roofing has been removed and solar panels have been installed.

PRIORITY CLASS 3 PROJECTS Total Construction Cost for Priority 3 Projects:

\$18,150

Long-Term Needs

Four to Ten Years

**EXTERIOR FINISHES** 

Project Index #: 3640EXT1 Construction Cost \$18,150

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding for the painting of the steel structure. Included in the cost is painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

## **BUILDING INFORMATION:**

Gross Area (square feet): 9,075

Year Constructed: 2013

Exterior Finish 1: 100 % Steel Post & Beam/

Exterior Finish 2: 0 %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % S-2

IBC Occupancy Type 2: 0 %

**Construction Type: Steel Framing** 

IBC Construction Type: II-BPercent Fire Supressed: 0

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

\$2.00 **Priority Class 1:** \$0 **Project Construction Cost per Square Foot:** \$412,000 **Priority Class 2: Total Facility Replacement Construction Cost:** \$0 \$45 **Priority Class 3: Facility Replacement Cost per Square Foot:** \$18,150 4% **FCNI: Grand Total:** \$18,150

25-Jul-16 Page 2 of 9

MV PARKING STRUCTURE - NORTH SPWD Facility Condition Analysis - 3219

**Survey Date:** 5/13/2015

# MV PARKING STRUCTURE - NORTH BUILDING REPORT

The Military Vehicle Parking Structure - North is a steel framed structure that is open on all four sides. The metal roofing has been removed and solar panels have been installed.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects:

\$18,150

Long-Term Needs

Four to Ten Years

EXTERIOR FINISHES

Project Index #: 3219EXT1 Construction Cost \$18,150

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding for the painting of the steel structure. Included in the cost is painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

## **BUILDING INFORMATION:**

Gross Area (square feet): 8,250

Year Constructed: 2013

Exterior Finish 1: 100 % Steel Post & Beam/

Exterior Finish 2: 0 %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % S-2

IBC Occupancy Type 2: 0 %

**Construction Type: Steel Framing** 

IBC Construction Type: II-BPercent Fire Supressed: 0

# PROJECT CONSTRUCTION COST TOTALS SUMMARY:

\$2.20 **Priority Class 1:** \$0 **Project Construction Cost per Square Foot:** \$412,000 **Priority Class 2: Total Facility Replacement Construction Cost:** \$0 \$50 **Priority Class 3: Facility Replacement Cost per Square Foot:** \$18,150 4% **FCNI: Grand Total:** \$18,150

25-Jul-16 Page 3 of 9

HAZMAT BUILDING

SPWD Facility Condition Analysis - 3218

**Survey Date:** 5/13/2015

# HAZMAT BUILDING BUILDING REPORT

The Hazardous Material Storage Building is a precast concrete structure designed for storage of materials deemed to be hazardous. It is a self contained unit with a concrete floor and roof. The building is grounded with a metallic grounding rod and has built in spill containment.

PRIORITY CLASS 2 PROJECTS Total Construction Cost for Priority 2 Projects: \$9,600

Necessary - Not Yet Critical Two to Four Years

Project Index #: 3218EXT1
EXTERIOR FINISHES

Construction Cost \$9,600

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 are cleaning and sealing the concrete masonry units and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

## **BUILDING INFORMATION:**

Gross Area (square feet): 960

Year Constructed: 2013

Exterior Finish 1: 100 % Painted Precast Conc

Exterior Finish 2: 0 %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % H-2

IBC Occupancy Type 2: 0 %

**Construction Type: Precast Concrete** 

IBC Construction Type: II-B
Percent Fire Supressed: 0 %

#### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

\$10.00 **Priority Class 1:** \$0 **Project Construction Cost per Square Foot:** \$96,000 **Priority Class 2:** \$9,600 **Total Facility Replacement Construction Cost:** \$100 **Priority Class 3:** \$0 **Facility Replacement Cost per Square Foot:** 10% **FCNI: Grand Total:** \$9,600

25-Jul-16 Page 4 of 9

FIELD MAINTENANCE SHOP (FMS #7) SPWD Facility Condition Analysis - 3217

**Survey Date:** 5/13/2015

# FIELD MAINTENANCE SHOP (FMS #7) BUILDING REPORT

The Field Maintenance Shop is a single story concrete masonry unit and steel framed structure consisting of large maintenance bays, shops, storage, administrative spaces, break room, locker/ shower and other ancillary support spaces. The facility is mostly ADA accessible including Men's and Women's restrooms and locker/ shower facilities. The HVAC system consists of two hot water boilers, air handling units, split system heat pump/ fan coil units for the administration office areas and evaporative air handling units for the two large bays.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$1,000

**Currently Critical** 

**Immediate to Two Years** 

Project Index #: 3217SFT2
STORAGE REMOVAL Construction Cost \$1,000

Per IFC 2012 315.3.3 combustible material shall not be stored in boiler rooms, mechanical rooms or electrical equipment rooms. It is recommended that all combustible materials be removed from boiler rooms, mechanical rooms or electrical equipment rooms within 1 year.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$804,260

Necessary - Not Yet Critical

Two to Four Years

**EXTERIOR FINISHES** 

Project Index #: 3217EXT2 Construction Cost \$402,130

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 the caulking and sealing of the expansion joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

Project Index #: 3217INT2 Construction Cost \$402,130

The interior finishes are in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 3-4 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: \$261,384

**Long-Term Needs** 

Four to Ten Years

FLOORING MAINTENANCE

Project Index #: 3217INT1 Construction Cost \$261,384

It is important to maintain the interior finish of the concrete floor. It is recommended that the concrete be stripped and resealed in order to extend its useful life. This project would provide for stripping the concrete and applying an Epoxy concrete paint in the next 5-6 years.

25-Jul-16 Page 5 of 9

# **BUILDING INFORMATION:**

Gross Area (square feet): 40,213

Year Constructed: 2013

Exterior Finish 1: 70 % Metal Siding

Exterior Finish 2: 30 % Concrete Masonry U

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 40 % B
IBC Occupancy Type 2: 60 % F-1

Construction Type: Concrete & Steel

IBC Construction Type: II-B
Percent Fire Supressed: 100 %

# PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$1,000 Project Construction Cost per Square Foot: \$26.52

Priority Class 2: \$804,260 Total Facility Replacement Construction Cost: \$17,091,000

Priority Class 3: \$261,384 Facility Replacement Cost per Square Foot: \$425

Grand Total: \$1,066,644 FCNI: 6%

25-Jul-16 Page 6 of 9

# MILITARY STORAGE BUILDING

SPWD Facility Condition Analysis - 3111

**Survey Date:** 5/13/2015

# MILITARY STORAGE BUILDING BUILDING REPORT

The storage building is an engineered steel structure with a metal roofing system on a concrete foundation. One half of the building is enclosed and has lighting and a fire alarm system but no heating and cooling. The other half is open on two sides.

PRIORITY CLASS 3 PROJECTS Total Construction Cost for Priority 3 Projects: \$22,400

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

Project Index #: 3111EXT1
EXTERIOR FINISHES Construction Cost \$22,400

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 the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 8-9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

#### **BUILDING INFORMATION:**

Gross Area (square feet): 11,200

Year Constructed: 2008

Exterior Finish 1: 75 % Metal Siding

Exterior Finish 2: 25 % Open

Number of Levels (Floors): 0 Basement? No

IBC Occupancy Type 1: 100 % S-1

IBC Occupancy Type 2: 0 %

**Construction Type:** Engineered Steel Structure

IBC Construction Type: II-B
Percent Fire Supressed: 0 %

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

\$2.00 **Priority Class 1: \$0 Project Construction Cost per Square Foot:** \$1,120,000 **Priority Class 2:** \$0 **Total Facility Replacement Construction Cost:** \$100 **Priority Class 3:** \$22,400 Facility Replacement Cost per Square Foot: 2% **FCNI: Grand Total:** \$22,400

25-Jul-16 Page 7 of 9

LAS VEGAS READINESS CENTER

SPWD Facility Condition Analysis - 2705

**Survey Date:** 5/13/2015

# LAS VEGAS READINESS CENTER BUILDING REPORT

The Las Vegas Readiness Center is a single story concrete masonry unit and steel framed structure with a single-ply and metal roofing system on a concrete foundation. It contains a large drill hall, a culinary, meeting and conference rooms, large storage spaces, offices, mechanical rooms, a mail room, lobby and reception area, an auditorium, weight room and Men's and Women's ADA accessible restrooms and lockers. The HVAC system is comprised of two hot water boilers, heat exchangers, a chiller and cooling tower which feeds numerous fan coil units in most spaces with heating units in large storage areas. The facility has a fire alarm and sprinkler system and is mostly ADA compliant.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$7,000

**Project Index #:** 

**Construction Cost** 

2705PLM4

\$5,000

Currently Critical Immediate to Two Years

Project Index #: 2705HVA1
BOILER INSPECTION Construction Cost \$1,000

The building has two boiler systems that have not been inspected. Per NAC 455C.150 Inspection for operating permit; Internal inspection: an inspection for an operating permit must be an internal inspection if required by the Enforcement Section. NAC 455C.156 Frequency and scope of inspections; authority to require preparation for inspection; authorization to change interval between inspections (4): a lined potable water heater must have an external inspection at least once every 2 years. It is recommended to have all boiler systems inspected per NAC 455.

Project Index #: 2705SFT0
STORAGE REMOVAL Construction Cost \$1,000

Items in this building are stored too close to the ceiling. The 2012 IFC Section 315.3.1 states that, "Storage shall be maintained 2 feet or more below the ceiling in nonsprinklered areas of buildings or a minimum of 18 inches below sprinkler head deflectors in sprinklered areas of buildings." This project would provide for the removal of all items in conflict with code requirements to ensure that the fire suppression system operates correctly.

# WATER HEATER REPLACEMENT

There is a 100 gallon natural gas-fired 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 1-2 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.

PRIORITY CLASS 2 PROJECTS Total Construction Cost for Priority 2 Projects: \$1,000

Necessary - Not Yet Critical Two to Four Years

RESTROOM FIXTURE REPLACEMENT

Project Index #: 2705INT2

Construction Cost \$1,000

It was observed on the date of inspection May 13, 2015 that the mirror is showing moisture infiltration and signs of deterioration. The sink is losing its enamel. The existing restroom fixtures are original to the building. The mirror and sink are worn and damaged and should be scheduled for replacement within 2-3 years. This project recommends the replacement of the existing mirror and sink.

25-Jul-16 Page 8 of 9

## PRIORITY CLASS 3 PROJECTS

**Total Construction Cost for Priority 3 Projects: \$1,575,480** 

Long-Term Needs

Four to Ten Years

#### **EXTERIOR FINISHES**

Project Index #: 2705EXT2 Construction Cost \$787,740

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 are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

## INTERIOR FINISHES

Project Index #: 2705INT1 Construction Cost \$787,740

The interior finishes are in good condition. It is recommended to paint the interior walls and ceilings 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): 78,774

Year Constructed: 2007

Exterior Finish 1: 100 % Concrete Masonry U

Exterior Finish 2: 0 %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 80 % B
IBC Occupancy Type 2: 20 % A-3

Construction Type: Concrete Masonry Units & Steel

IBC Construction Type: II-B
Percent Fire Supressed: 100 %

# PROJECT CONSTRUCTION COST TOTALS SUMMARY:

\$20.10	<b>Project Construction Cost per Square Foot:</b>	\$7,000	<b>Priority Class 1:</b>
\$33,479,000	<b>Total Facility Replacement Construction Cost:</b>	\$1,000	<b>Priority Class 2:</b>
\$425	Facility Replacement Cost per Square Foot:	\$1,575,480	<b>Priority Class 3:</b>
5%	FCNI:	\$1,583,480	Grand Total:

#### **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

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

25-Jul-16 Page 9 of 9



MV Parking Structures – FCA Building #3219 & #3640 Description: Structures in good condition.



Field Maintenance Shop – FCA Building #3217 Description: Exterior of building.



Field Maintenance Shop – FCA Building #3217 Description: Combustibles stored in boiler room.



Military Storage Building – FCA Building #3111 Description: Exterior of building.



Las Vegas Readiness Center – FCA Building #2705 Description: Items stored too close to ceiling.



Las Vegas Readiness Center – FCA Building #2705 Description: Damaged mirror and sink.