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
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, 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>
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Report Totals: 148,472

Monday, July 25, 2016
### Table of Contents

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
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<tbody>
<tr>
<td>LAS VEGAS READINESS CENTER SITE</td>
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<td>MV PARKING STRUCTURE - SOUTH</td>
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<td>HAZMAT BUILDING</td>
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<td>FIELD MAINTENANCE SHOP (FMS #7)</td>
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<tr>
<td>LAS VEGAS READINESS CENTER</td>
<td>2705</td>
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</table>
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

**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 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:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>$0</td>
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<tr>
<td>2</td>
<td>$245,100</td>
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<td>3</td>
<td>$0</td>
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<tr>
<td>Grand Total</td>
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</table>
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**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects: $18,150</th>
</tr>
</thead>
</table>

**EXTERIOR FINISHES**

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-B
- Percent Fire Suppressed: 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot: $2.00</th>
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<tr>
<td>Priority Class 2:</td>
<td>$0</td>
<td>Total Facility Replacement Construction Cost: $412,000</td>
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<tr>
<td>Priority Class 3:</td>
<td>$18,150</td>
<td>Facility Replacement Cost per Square Foot: $45</td>
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<td>Grand Total:</td>
<td>$18,150</td>
<td>FCNI: 4%</td>
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</table>
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**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Total Construction Cost for Priority 3 Projects:</th>
<th>Four to Ten Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>$18,150</td>
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</table>

**EXTERIOR FINISHES**

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-B
- **Percent Fire Suppressed:** 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot:</th>
<th>Total Facility Replacement Construction Cost:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
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<td><strong>$18,150</strong></td>
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**FCNI:** 4%
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**

Necessary - Not Yet Critical Two to Four Years

**Total Construction Cost for Priority 2 Projects:** $9,600

**Project Index #:** 3218EXT1
**Construction Cost** $9,600

**EXTERIOR FINISHES**

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 Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>Project Construction Cost per Square Foot: $10.00</th>
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<tbody>
<tr>
<td>Priority Class 2:</td>
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<tr>
<td>Priority Class 3:</td>
<td>$0</td>
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<tr>
<td>Grand Total:</td>
<td>$9,600</td>
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</table>

**Total Facility Replacement Construction Cost:** $96,000

**Facility Replacement Cost per Square Foot:** $100

**FCNI:** 10 %
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**

**Currently Critical**

**STORAGE REMOVAL**

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.

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

**Project Index #:** 3217SFT2

**Construction Cost:** $1,000

**PRIORITY CLASS 2 PROJECTS**

**Necessary - Not Yet Critical**

**EXTERIOR FINISHES**

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.

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

**Project Index #:** 3217EXT2

**Construction Cost:** $402,130

**INTERIOR FINISHES**

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.

**Total Construction Cost for Priority 3 Projects:** $402,130

**Project Index #:** 3217INT2

**Construction Cost:** $402,130

**PRIORITY CLASS 3 PROJECTS**

**Long-Term Needs**

**FLOORING MAINTENANCE**

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.

**Total Construction Cost for Priority 3 Projects:** $261,384

**Project Index #:** 3217INT1

**Construction Cost:** $261,384
BUILDING INFORMATION:

- Gross Area (square feet): 40,213
- Year Constructed: 2013
- Exterior Finish 1: 70 % Metal Siding
- Exterior Finish 2: 30 % Concrete Masonry
- 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 Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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<tr>
<th>Priority Class</th>
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<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
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<td>$1,066,644</td>
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FCNI: 6 %
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

**EXTERIOR FINISHES**

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 Suppressed: 0%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $0
- Priority Class 3: $22,400
- Grand Total: $22,400

- Project Construction Cost per Square Foot: $2.00
- Total Facility Replacement Construction Cost: $1,120,000
- Facility Replacement Cost per Square Foot: $100
- FCNI: 2%
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

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<th>Project Index #</th>
<th>Project Description</th>
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<td>BOILER INSPECTION</td>
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<td>2705SFT0</td>
<td>STORAGE REMOVAL</td>
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<td>2705PLM4</td>
<td>WATER HEATER REPLACEMENT</td>
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### PRIORITY CLASS 2 PROJECTS

**Total Construction Cost for Priority 2 Projects:** $1,000

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<th>Project Description</th>
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<td>2705INT2</td>
<td>RESTROOM FIXTURE REPLACEMENT</td>
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### PRIORITY CLASS 3 PROJECTS

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

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

### EXTERIOR FINISHES

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.

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

### INTERIOR FINISHES

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.

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

### 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 Suppressed:** 100%

### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- **Priority Class 1:** $7,000  
  - **Project Construction Cost per Square Foot:** $20.10
- **Priority Class 2:** $1,000  
  - **Total Facility Replacement Construction Cost:** $33,479,000
- **Priority Class 3:** $1,575,480  
  - **Facility Replacement Cost per Square Foot:** $425
- **Grand Total:** $1,583,480  
  - **FCNI:** 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.

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
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.