

State of Nevada
Department of Administration
Division of Buildings & Grounds
Blasdel Office Building
Facility Condition Analysis

BLASDEL OFFICE BUILDING

209 East Musser Street
Carson City, Nevada 89701

Site Number: 9960
STATE OF NEVADA PUBLIC WORKS BOARD
FACILITY CONDITION ANALYSIS



Report Printed in September 2010

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The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Board 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 SPWB 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 Board 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 .60 or 60% 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: 9860

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
0200	BLASDEL OFFICE BUILDING 209 E. Musser St. Carson City	41680	1957	8/3/2010	\$555,320	\$4,437,080	\$200,000	\$5,192,400	\$12,504,000	42%
9860	BLASDEL BUILDING SITE 209 E. Musser St. Carson City		0	8/3/2010	\$0	\$0	\$0			0%
Report Totals.....:		41,680			\$555,320	\$4,437,080	\$200,000	\$5,192,400	\$12,504,000	42%

SPWB Facility Condition Analysis

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Building Name	Index #	
BLASDEL BUILDING SITE	9860	No Current Projects
BLASDEL OFFICE BUILDING	0200	

BLASDEL OFFICE BUILDING

SPWB Facility Condition Analysis - 0200

Survey Date: 8/3/2010

BLASDEL OFFICE BUILDING**BUILDING REPORT**

The Blasdel Office is a three level reinforced concrete structure with a single-ply roofing system. The building was originally designed as a bomb and fallout shelter in the late 1950's. It currently provides office space for the Department of Administration including the Budget and Planning and Administrative Services divisions. The building has a designated ADA accessible entrance to the lower level with an elevator and two stairways providing access to the upper floors. There are two designated ADA Men's and Women's restrooms on the lower level which are in need of a few minor modifications. The HVAC system is mostly original to the building and includes a hot water boiler in the basement which supplies the exterior wall mounted radiators, and a chiller, cooling tower and air handler in the penthouse which supplies cooling to the building. Currently, there is only fire sprinklers in the basement and there is a relatively new fire alarm system throughout the office building. The facility is in good shape overall considering the age.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$555,320****Currently Critical****Immediate to Two Years****ADA IMPROVEMENTS****Project Index #: 0200ADA3****Construction Cost \$7,500**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. This building contains a drinking fountain on the second floor that is missing cane detection equipment and elevator car controls that do not meet current codes. The car controls outside and inside the elevator should comply with ADAAG 4.10.12 which describes button sizes, Braille requirements, mounting heights and control locations. This project will provide cane detection and new car controls in accordance with ADA requirements. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

ADA RESTROOM REMODEL**Project Index #: 0200ADA2****Construction Cost \$150,000**

The Men's and Women's designated ADA restrooms on the first floor do not fully meet the Americans with Disabilities Act (ADA) requirements. The restrooms on the second and third floors should be remodeled to comply with the ADA as well. A complete retrofit is necessary on all four restrooms on the second and third levels including new partitions, water closets, urinals, lavatories, faucets, handles and any other necessary fixtures and finishes and minor modifications to the first floor designated ADA restrooms. This project would provide funding to bring all of the restrooms into ADA compliance. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 0200SFT4****Construction Cost \$41,680**

The emergency egress lighting is insufficient and most of 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 - 2006 Chapter 10 was referenced for this project.

Project Index #: 0200SFT2
Construction Cost \$333,440

FIRE SUPPRESSION SYSTEM INSTALLATION

The building is a B occupancy per the 2006 IBC. It does not have a fire suppression system on the first, second or third floors. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken. Costs are lower on this project because there is a fire suppression system installed in the basement and a 4" dry standpipe that supplies the fire hoses on the upper floors with fire department connections at the roof, basement, and at grade.

This project or a portion thereof was previously recommended in the FCA report dated 4/10/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 8/3/2010.

Project Index #: 0200INT5
Construction Cost \$4,200

JANITOR CLOSET REPAIRS

The mop sinks in the Janitor Closets are mounted adjacent to painted concrete wall board and are showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish. A total for 3 closets was used for this estimate.

Project Index #: 0200SFT1
Construction Cost \$6,000

MODIFY REFRIGERANT ALARM SYSTEM

The refrigerant alarm system appears to be improperly installed, with the horn located in the room, and the exhaust system is piped into the chimney for the abandoned incinerator. A project is recommended to provide proper signage, relocate the exhaust system to the exterior, and related repairs.

This project or a portion thereof was previously recommended in the FCA report dated 4/10/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 8/3/2010.

Project Index #: 0200SFT5
Construction Cost \$1,500

REPLACE EMERGENCY DISCONNECTS

There is an emergency shutoff for the boiler and a remote purge control for the chiller located on the east side of the building. These switches are not secured and could be activated by unauthorized persons resulting in loss of building heating and cooling capacity. This project recommends replacing the existing switches with newer models and/or relocating them to a more secure location.

This project or a portion thereof was previously recommended in the FCA report dated 4/10/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 8/3/2010.

Project Index #: 0200SFT3
Construction Cost \$10,000

SEAL PENETRATIONS

There are a number of penetrations through the chases and corridor walls for plumbing, data cables and cable trays.

Many of these penetrations do not have smoke and fire sealing which corrupts the fire rated wall separations. This project provides funds to hire a qualified contractor to address penetration problems throughout the building.

This project or a portion thereof was previously recommended in the FCA report dated 4/10/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 8/3/2010.

Project Index #: 0200ADA1
Construction Cost \$1,000

SIDEWALK REPAIRS

The concrete sidewalk on the south side of the building appears to have heaved significantly since it was installed. The transition from the sidewalk concrete to the existing concrete adjacent to the buildings south entrance has an elevation change of more than 1/2". This is on the accessible means of egress and should be remedied immediately. The concrete should be ground down to reduce the elevation change to less than 1/4". NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$4,437,080

Necessary - Not Yet Critical

Two to Four Years

ELECTRICAL UPGRADE

**Project Index #: 0200ELE1
Construction Cost \$625,200**

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the building's electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels, wiring and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building. At the time of the 2010 survey, a CIP project 09-M18 to replace the main switchgear and transformer in the basement was funded but not completed. The costs were not included as part of this project.

This project or a portion thereof was previously recommended in the FCA report dated 4/10/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 8/3/2010.

EMERGENCY GENERATOR REPLACEMENT

**Project Index #: 0200ELE2
Construction Cost \$250,000**

The existing generator which provides emergency power to the building is old and under-powered for the increased electrical load. This project would provide for the replacement of the generator with a new 550 kw generator including new auto switchgear. It is recommended that this project be done in conjunction with the electrical upgrade project.

EXTERIOR FINISHES

**Project Index #: 0200EXT2
Construction Cost \$208,400**

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. Included in the cost are cleaning and sealing the concrete and tile, repairing cracks in the concrete and granite, and caulking of the windows, flashing, fixtures, and all other penetrations. Special attention should be paid to the penthouse where the cooling tower has caused moss and mildew growth. It is recommended that the building be cleaned, sealed, and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

FLOORING REPLACEMENT

**Project Index #: 0200INT1
Construction Cost \$190,000**

The VCT (vinyl composite tile) 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 3-4 years. This estimate is for all three floors with the exception of the main floor lobby tile, which is in good shape.

This project or a portion thereof was previously recommended in the FCA report dated 4/10/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 8/3/2010.

HVAC SYSTEM REPLACEMENT

**Project Index #: 0200ENR2
Construction Cost \$1,667,200**

The building has an older HVAC system, most of which is original to the building. The boiler is approximately 22 years old, with radiant heaters under the windows. This project recommends replacing the HVAC system for improved comfort and efficiency. This project would provide for the removal and disposal of the existing air handler, cooling tower, boiler, radiators and controls, and replacement with new equipment including a new boiler, air handler, cooling tower, controls, all required connections to utilities, ductwork, and required equipment. The existing chemical water treatment system will need to be tested and adjusted once equipment is operational. \$2,000 is included in this estimate for testing of the chemical water treatment system.

This project or a portion thereof was previously recommended in the FCA report dated 4/10/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 8/3/2010.

Project Index #: 0200INT4

Construction Cost \$350,000

INTERIOR DOOR REPLACEMENT

The majority of the interior doors in this building are damaged, difficult to operate, and have reached the end of their useful life. This project would provide for the installation of new interior doors including frames, lever action door handles, hardware, and paint. Removal and disposal of the existing doors is included in this cost estimate. A total of 100 interior doors was used in this estimate.

Project Index #: 0200INT2

Construction Cost \$208,400

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. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0200ENR1

Construction Cost \$145,880

LIGHTING UPGRADE

The existing lighting fixtures are the older T-8 fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in janitor closets, restrooms, conference rooms, and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

Project Index #: 0200ENR3

Construction Cost \$792,000

WINDOW REPLACEMENT

The windows are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 144 units consisting of one large pane with two operable windows below. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$200,000

Long-Term Needs

Four to Ten Years

Project Index #: 0200INT3

Construction Cost \$200,000

CEILING SYSTEM REPLACEMENT

The second and third floors of this building have a dated suspended acoustical tile ceiling system. The t-bar framing is bent and rusted in many areas and a number of the ceiling tiles are damaged and stained. This project would provide for the replacement of the suspended acoustical tile ceiling system. Removal and disposal of the existing ceiling system is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 41,680
Year Constructed: 1957
Exterior Finish 1: 40 % Glass and Aluminum
Exterior Finish 2: 60 % Concrete / Tile
Number of Levels (Floors): 3 Basement? Yes
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Reinforced Concrete
IBC Construction Type: II-A
Percent Fire Supressed: 25 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$555,320	Project Construction Cost per Square Foot:	\$124.58
Priority Class 2:	\$4,437,080	Total Facility Replacement Construction Cost:	\$12,504,000
Priority Class 3:	\$200,000	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$5,192,400	FCNI:	42%

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 Board and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Board	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



Blasdel Office Building Site - Site #9860
Description: ADA accessible entrance.



Blasdel Office Building - Building #0200
Description: Interior view of the lower level main lobby.



Blasdel Office Building - Building #0200
Description: Fire sprinkler riser in basement.



Blasdel Office Building - Building #0200
Description: Boiler in the basement Mechanical Room.



Blasdel Office Building - Building #0200
Description: Typical exterior wall mounted radiator.



Blasdel Office Building - Building #0200
Description: Plant growth at cooling tower exhaust.



Blasdel Office Building - Building #0200
Description: Typical operable window installation.



Blasdel Office Building - Building #0200
Description: Typical office space.



Blasdel Office Building - Building #0200
Description: Men's restroom in need of ADA upgrades.



Blasdel Office Building - Building #0200
Description: Women's restroom in need of ADA upgrades.

