

State of Nevada
Department of Administration
Public Works Division / Buildings & Grounds Section

CARSON CITY MOTOR POOL SITE

750 East King Street
Carson City, Nevada 89701

Site Number: 9862

STATE OF NEVADA PUBLIC WORKS DIVISION FACILITY CONDITION ANALYSIS



Report distributed in November 2021

State of Nevada
Department of Administration
Public Works Division / Buildings & Grounds Section

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: 9862

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
0204	CARSON CITY MOTOR POOL 750 E. King Street Carson City	3987	1988	10/7/2020	\$6,200	\$44,700	\$58,000	\$108,900	\$1,395,000	8%
9862	CARSON CITY MOTOR POOL SITE 750 E. King Street Carson City		0	10/7/2020	\$0	\$46,900	\$2,000	\$48,900		0%
Report Totals.....:		3,987			\$6,200	\$91,600	\$60,000	\$157,800	\$1,395,000	11%

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.

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CARSON CITY MOTOR POOL SITE

SPWD Facility Condition Analysis - 9862

Survey Date: 10/7/2020

**CARSON CITY MOTOR POOL SITE
BUILDING REPORT**

The Carson City Motor Pool Site is situated on .82 acres and consists of one building which has a reception area, offices, vehicle repair bays, a wash bay, a fueling island, and paved parking for State vehicles. It has city water and sewer, natural gas and electrical service. Backflow prevention is provided on domestic water and fire protection service lines. The site is completely fenced and is well maintained.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$46,900****Necessary - Not Yet Critical****Two to Four Years****DRAINAGE IMPROVEMENTS****Project Index #: 9862SIT2****Construction Cost \$15,000**

There are several drainage problems around the site. On the perimeter of the site, the runoff is directed across the public sidewalk creating a slip and fall hazard especially when it freezes. Several areas have standing water which causes premature deterioration of the paving. This project would create positive flow away from the building and to the storm drain system by regrading and adding additional storm drain connections.

This project should be implemented concurrently with the PATCH, CRACK & SLURRY SEAL ASPHALT PAVING project.

This project or a portion thereof was previously recommended in the FCA report dated 01/24/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/07/2020.

PATCH, CRACK & SLURRY SEAL ASPHALT PAVING**Project Index #: 9862SIT1****Construction Cost \$31,900**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor replacement of deteriorated paving, minor crack filling, and slurry sealing of the paving site wide. Striping is included in this estimate. Slurry seal should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 22,789 square feet of asphalt area was used to generate this estimate.

This project should be implemented concurrently with the DRAINAGE IMPROVEMENTS project.

This project or a portion thereof was previously recommended in the FCA report dated 01/24/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/07/2020.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$2,000****Long-Term Needs****Four to Ten Years****EXTERIOR LIGHTING REPLACEMENT****Project Index #: 9862SIT3****Construction Cost \$2,000**

There are five lighting poles on the site. Three have been upgraded with LED fixtures. Two are non-LED fixtures, possibly HPS (high pressure sodium). This project would provide for the replacement of the two fixtures with new LED light fixtures using existing wiring and poles.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$46,900
Priority Class 3:	\$2,000
Grand Total:	\$48,900

CARSON CITY MOTOR POOL

SPWD Facility Condition Analysis - 0204

Survey Date: 10/7/2020

CARSON CITY MOTOR POOL BUILDING REPORT

The Carson City Motor Pool building is a concrete masonry unit and wood framed structure with an asphalt composition roofing system on a concrete foundation. The roofing was replaced in 2002. The facility houses offices, two repair bays, and a wash rack bay. Outside the facility are a fueling island and pump. A CNG compressor, previously mounted next to the gas meter, has been removed. The building is heated and cooled by two gas fired furnaces with exterior mounted condenser coils and two gas fired unit heaters. The facility is fully sprinklered with a wet pipe system. Areas subject to freezing have an antifreeze system utilizing a single check valve and loop. The facility has an ADA compliant unisex restroom as well as Men's and Women's restrooms for staff.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$6,200****Currently Critical****Immediate to Two Years****GFCI OUTLET INSTALLATION****Project Index #: 0204ELE1****Construction Cost \$100**

The existing receptacles in the breakroom and restrooms appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages, accessory buildings, and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles.

INSTALL LEVER HARDWARE**Project Index #: 0204ADA2****Construction Cost \$3,600**

Section 4.13.9 of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. It is recommended that compliant hardware be installed on all doors in this building to meet these guidelines. The estimate is based on purchase and installation of hardware for 12 doors.

This project or a portion thereof was previously recommended in the FCA report dated 01/24/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/07/2020.

REPLACE INSULATION**Project Index #: 0204ENR4****Construction Cost \$2,500**

The ceiling in the vehicle bays have insulation bats that have fallen or been removed. Other insulation bats are resting on the head of the fire sprinklers and are a safety issue. This project recommends the missing insulation bats be replaced with R-30 and the installed insulation be repaired, as required, to prevent them from falling or resting on the fire sprinklers.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$44,700****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR LIGHTING REPLACEMENT****Project Index #: 0204ENR3****Construction Cost \$3,000**

The building has perimeter lighting on the exterior of the building, but the light fixtures are HPS (high pressure sodium) and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures using existing wiring.

Project Index #: 0204INT4
Construction Cost \$40,000

FLOORING REPLACEMENT

The carpet, sheet vinyl, and painted concrete floors in the building are worn and are reaching the end of their useful life. It is recommended that the flooring be replaced and the concrete stripped and recoated with a clear sealer. This project would provide for coating the concrete, removal and disposal of the existing vinyl and carpet, and installation of new 12x12 VCT (vinyl composite tile) with a 6" base and heavy duty commercial grade carpet in the next 2-3 years. Additional costs may be necessary to repair the concrete floor in the shop area.

This project or a portion thereof was previously recommended in the FCA report dated 01/24/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/07/2020.

Project Index #: 0204INT5
Construction Cost \$1,700

JANITORS CLOSET REPAIRS

The mop sink in the Janitors Closet is mounted adjacent to gypsum board and is 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.

This project or a portion thereof was previously recommended in the FCA report dated 01/24/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/07/2020.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$58,000

Long-Term Needs

Four to Ten Years

Project Index #: 0204EXT3
Construction Cost \$30,000

EXTERIOR FINISHES

The exterior finishes are in good 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 excluding the roof. Included in the cost are cleaning and sealing the brick masonry, painting the stucco, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. In addition, this project would repair damaged areas of the stucco and slump stone masonry.

Project Index #: 0204INT3
Construction Cost \$28,000

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 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): 3,987	IBC Occupancy Type 1: 75 % B
Year Constructed: 1988	IBC Occupancy Type 2: 25 % H-4
Exterior Finish 1: 80 % Brick	Construction Type: Concrete Masonry Units & Wood
Exterior Finish 2: 10 % Painted Stucco / EIFS	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$6,200	Project Construction Cost per Square Foot: \$27.31
Priority Class 2: \$44,700	Total Facility Replacement Construction Cost: \$1,395,000
Priority Class 3: \$58,000	Facility Replacement Cost per Square Foot: \$350
Grand Total: \$108,900	FCNI: 8%

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 Motor Pool Site - Site #9862
Description: Failing Parking Pavement.



Carson City Motor Pool Site - Site #9862
Description: Parking Pavement Patch, Crack, and Surry Seal.



Carson City Motor Pool Site - Site #9862
Description: Exterior Lighting Replacement.



Carson City Motor Pool - Building #0204
Description: Door Lever Hardware Recommendation.



Carson City Motor Pool - Building #0204
Description: Insulation Replacement.



Carson City Motor Pool - Building #0204
Description: Insulation Repairs and Fire Sprinkler Clearance.



Carson City Motor Pool - Building #0204
Description: Exterior Lighting Replacement.



Carson City Motor Pool - Building #0204
Description: Janitors Closet Repairs.