State of Nevada
Nevada Commission on Tourism
Buildings and Grounds Section

PAUL LAXALT STATE BUILDING

401 North Carson Street
Carson City, NV 89701

Site Number: 9863
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS

Report distributed in December 2021

State of Nevada
Nevada Commission on Tourism
Buildings and 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: 9863

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
0394	PAUL LAXALT STATE BUILDING		26110	1891	8/9/2018	$32,100	$1,754,900	$1,371,100	$3,158,100	$13,055,000	24%
	401 N. Carson Street	Carson City									
9863	PAUL LAXALT STATE BUILDING SITE			1891	8/9/2018	$74,500	$0	$0	$74,500		0%
	401 N. Carson Street	Carson City									
	Report Totals.....:		**26,110**			**$106,600**	**$1,754,900**	**$1,371,100**	**$3,232,600**	**$13,055,000**	**25%**

Acronyms List

Acronym	Definition
Building Codes, Laws, Regulations and Guidelines	
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
State of Nevada	
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
Miscellaneous	
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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Building Name	Index #
PAUL LAXALT STATE BUILDING SITE	9863
PAUL LAXALT STATE BUILDING	0394

PAUL LAXALT STATE BUILDING SITE

BUILDING REPORT

The Paul Laxalt State Building site is located in downtown Carson City. The site surrounding the building consists of landscaped grounds with irrigated turf, shrubs and mature trees. There is a public plaza located on the northwest portion of the site with a paver patio area and park benches. The construction of the plaza was a joint venture between Carson City and the State of Nevada. The designated ADA accessible lift to access the building is located on the north side of the building in the plaza area. There is a loading dock on the east side of the site with concrete paving for deliveries to the building. Parking for employees and the public is located mostly east of the building in a large shared parking lot. The ADA accessible parking space is located on the northeast side of the building within close proximity to the accessible entrance. Some irregularities exist with the plaza stairs, ramp and ADA accessible route to the lift. These will be addressed in the site report.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $74,500**

Currently Critical **Immediate to Two Years**

Project Index #: 9863SFT1

EXTERIOR STAIR HANDRAIL REPLACEMENT

Construction Cost $6,500

There are several sets of stair handrails around the exterior of the building that are older and do not meet code for safety. The gripping surfaces are incorrect, they are not continuous from the top to bottom landings and/ or they are installed on only one side of the stair. There is also a damaged rail near the north basement stairs that should be repaired. This project recommends the installation of handrails as needed in accordance with 2018 IBC Section 1011. This project will require the Nevada State Historic Preservation Office approval and excludes the plaza area on the north side of the property.
This project or a portion thereof was previously recommended in the FCA report dated 01/28/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/09/2018.

Project Index #: 9863SFT2

GUARD INSTALLATION

Construction Cost $18,300

The east side approach to the loading dock area of the site has an elevation change from the concrete driveway to the natural grade below that exceeds 30 inches. This project recommends the installation of a guard to form a protective barrier along the open side in accordance with the 2018 IBC Chapter 10. Approval of this project will be required by the Nevada State Historical Preservation Office. 140 lineal feet was used to generate this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 01/28/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/09/2018.

Project Index #: 9863ADA1

LAXALT PLAZA STAIR AND ADA MODIFICATIONS

Construction Cost $49,700

The Laxalt Plaza is constructed with paver stones. There are terraces with steps and a ramp along with seating areas for the public. This area also has the designated ADA accessible route from the parking stall to a platform lift. The platform lift does not have an ADA compliant landing at the lower level and the upper level platform lift door does not have the required forward approach clearance. The ADA ramp also does not have a compliant landing and a portion of the slope exceeds 8.3%. There are also some cross slopes that exceed 2%. There are some stair risers that exceed the 3/8" maximum uniformity requirement and some handrails are missing or non compliant on the stairs and ramp. The public table at the upper terrace is also not ADA compliant. This project would provide for the required modifications mentioned above including removal and reinstallation of the pavers as required, regrading, handrails and table modifications. This project will need to be approved by the Nevada State Historical Preservation Office.
This project or a portion thereof was previously recommended in the FCA report dated 01/28/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/09/2018.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$74,500**
Priority Class 2:	**$0**
Priority Class 3:	**$0**
Grand Total:	**$74,500**

PAUL LAXALT STATE BUILDING

BUILDING REPORT

The Paul Laxalt State Building was designed in 1888 by architect Mifflin Bell. After completion in 1891, it served as a post office and federal courthouse until 1970. A year later the State of Nevada acquired the building and converted it into State Library Headquarters, which it remained for 20 years. It now provides office and meeting space for the Nevada Commission on Tourism and Nevada Magazine. There are ADA compliant restrooms, fire sprinklers and the building was remodeled and seismically retrofitted under CIP 95-C13 and the roofing system was replaced in 2020. The HVAC system consists of 2 natural gas fired boilers, a chiller, cooling tower and 5 air handlers.
This facility is listed on the State and National Register of Historical Places.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $32,100**

Currently Critical **Immediate to Two Years**

Project Index #: 0394SFT3

INTERIOR STAIR HANDRAIL REPLACEMENT

Construction Cost $13,100

There are several sets of interior stair handrails throughout the building that are older and do not meet code for safety. The gripping surfaces are incorrect, they are not continuous from the top to bottom landings and/ or they are installed on only one side of the stair. This project recommends the installation of handrails on both sides of the stairs, with proper returns and supports in accordance with the 2018 IBC Chapter 10, Section 1012.
Approval of this project may be required by the Nevada State Historical Preservation Office.
This project or a portion thereof was previously recommended in the FCA report dated 01/28/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/09/2018.

Project Index #: 0394SFT2

SAFETY CABINETS

Construction Cost $13,800

The storage room in the basement contains many different paints, stains and other hazardous products on open shelves and window sills. This does not meet OSHA standards for hazardous materials storage. This project would provide two hazardous material storage cabinets for the building and install placards on the building exterior in accordance with OSHA 1910.106 (d).
This project or a portion thereof was previously recommended in the FCA report dated 01/28/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/09/2018.

Project Index #: 0394SFT1

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Construction Cost $5,200

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $1,754,900**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0394HVA3

HVAC EQUIPMENT REPLACEMENT

Construction Cost $1,364,400

The existing central plant equipment is approximately 25 years old and has reached the end of its useful service life. The chiller equipment contains R-22 refrigerant which will no longer be available in the United States starting January 1, 2020. This project will replace the central plant heating and cooling equipment including the chiller, boilers, pumps, piping and related controls. Approval of this project may be required by the Nevada State Historical Preservation Office.

Project Index #: 0394INT2

INTERIOR FINISHES **Construction Cost $261,100**

The interior finishes are in poor condition at the time of the survey. It is recommended that the interior walls be painted at least once in the next 2 to 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 #: 0394EXT11

REFINISH MAIN ENTRY DOORS **Construction Cost $5,600**

The main entry has four pair of wood doors facing West. The doors are exposed to direct afternoon sun and are losing their finish. This project would refinish the doors (this should be done biannually) and adjust the weather-strip to seal the entry.

Project Index #: 0394INT1

REPLACE CARPET **Construction Cost $116,100**

The carpet in the building, especially on the second and third floors, is beginning to show significant signs of wear. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next two to three years.
This project or a portion thereof was previously recommended in the FCA report dated 10/05/2004 and 01/28/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/09/2018.

Project Index #: 0394EXT2

REPLACE NORTH BASEMENT DOOR **Construction Cost $4,000**

The exterior basement door on the North side is original to the building and is deteriorated with age. This door can no longer be considered secure and must be replaced to prevent unauthorized entry. This project would provide for the purchase and installation of a new hollow metal door, frame and hardware. Removal and disposal of the existing door and painting of the new door is included in this estimate. Approval of this project may be required by the Nevada State Historical Preservation Office.
This project or a portion thereof was previously recommended in the FCA report dated 10/05/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/28/2009.

Project Index #: 0394INT4

VCT FLOORING REPLACEMENT **Construction Cost $3,700**

The VCT (vinyl composite tile) flooring in the 1st floor Men's and Women's restrooms is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base.
This project or a portion thereof was previously recommended in the FCA report dated 01/28/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/09/2018.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $1,371,100**

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

Project Index #: 0394INT7

ELEVATOR UPGRADE **Construction Cost $345,700**

The existing elevator control system and drive components have not been upgraded since the system was refurbished in 1999 and is due to be upgraded with new state-of-the-art controls and drive components and code compliance enhancements. This project will replace the building elevator, associated electrical controls, and mechanical drive component systems. Also included are interior elevator cab finishes.

Project Index #: 0394EXT8

EXTERIOR FINISHES **Construction Cost $261,100**

The exterior finishes are in fair 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. Included in the cost are sealing and tuck pointing the masonry and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked 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 #: 0394EXT10

WINDOW REPLACEMENT

Construction Cost $764,300

The windows are original, single pane construction in a wooden frame. These older windows are drafty, not energy efficient and the wooden frames have deteriorated significantly. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 112 units including wooden frames which will require approval from the State Historical Preservation Office. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 01/28/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/09/2018.

BUILDING INFORMATION:

Gross Area (square feet):	**26,110**	**IBC Occupancy Type 1:**	**80 % B**
Year Constructed:	**1891**	**IBC Occupancy Type 2:**	**20 % A-3**
Exterior Finish 1:	**100 % Brick Masonry**	**Construction Type:**	**Brick Masonry & Wood**
Exterior Finish 2:	**%**	**IBC Construction Type:**	**V-B**
Number of Levels (Floors):	**4 Basement? Yes**	**Percent Fire Supressed:**	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$32,100**	**Project Construction Cost per Square Foot:**	**$120.95**
Priority Class 2:	**$1,754,900**	**Total Facility Replacement Construction Cost:**	**$13,055,000**
Priority Class 3:	**$1,371,100**	**Facility Replacement Cost per Square Foot:**	**$500**
Grand Total:	**$3,158,100**	**FCNI:**	**24%**

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.

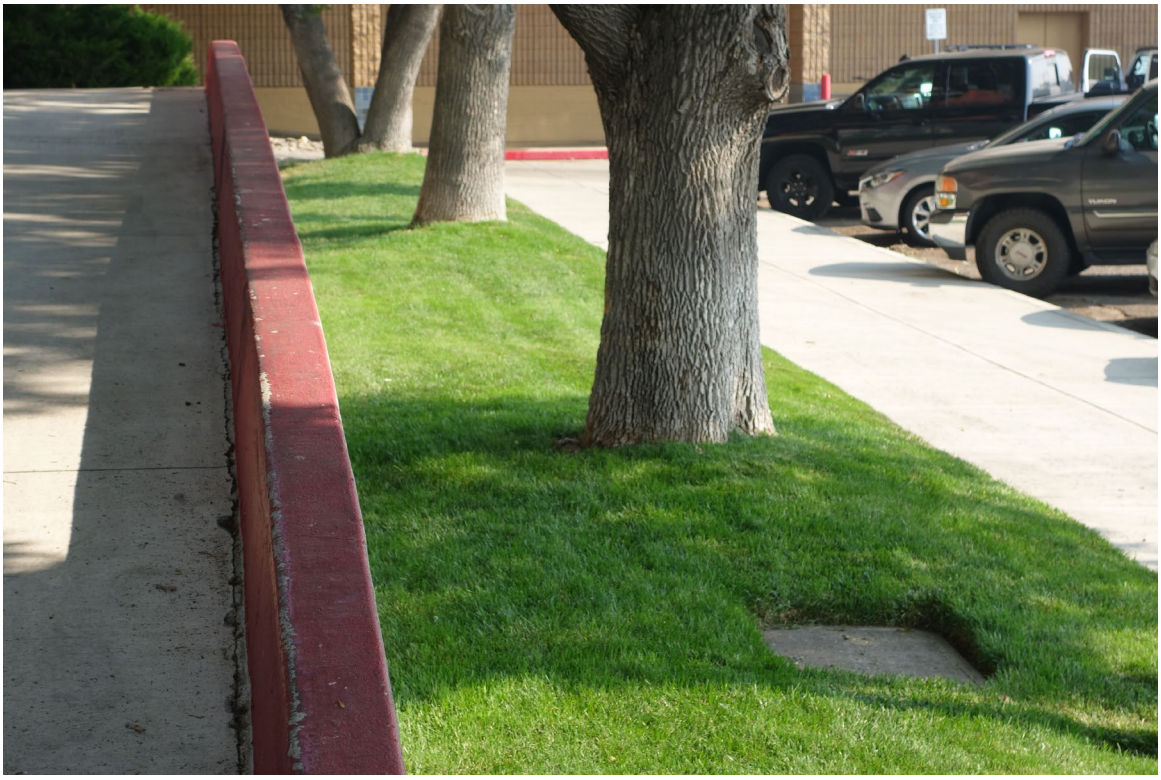
Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

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

Paul Laxalt State Building Site - Site #9863
Description: Exterior Stair Handrail Replacement.

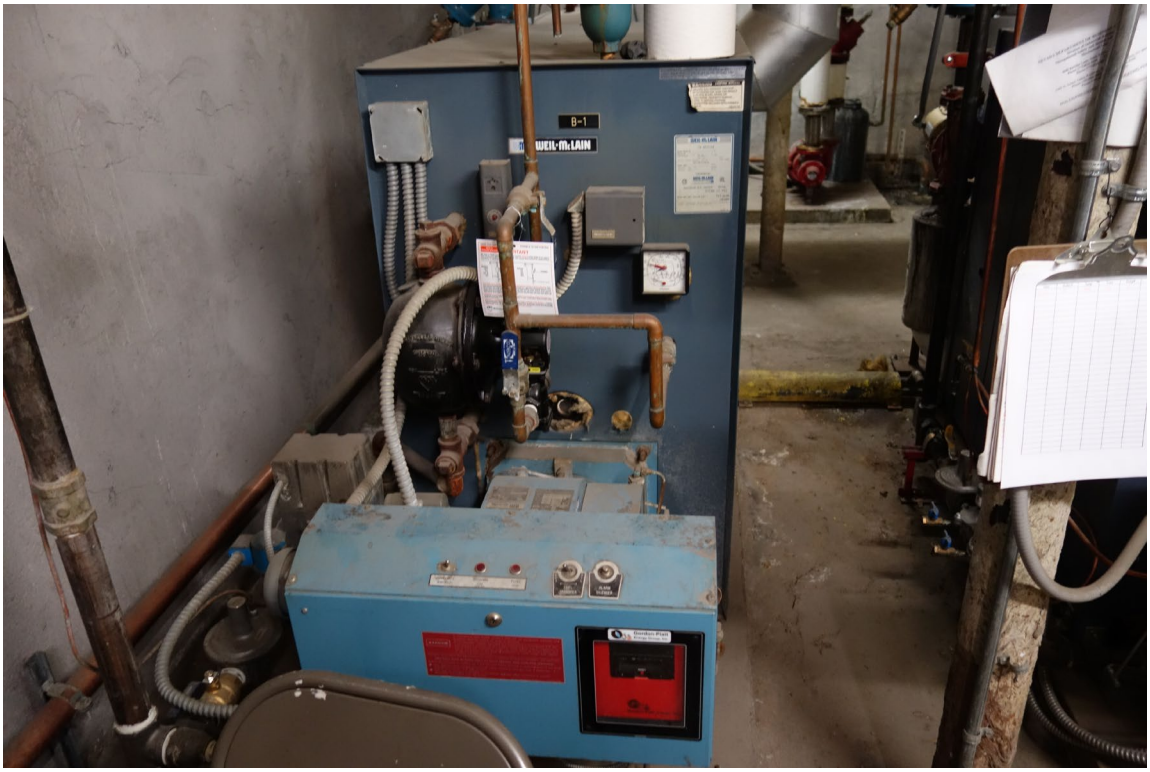


Paul Laxalt State Building Site - Site #9863
Description: Guard Installation Needed.

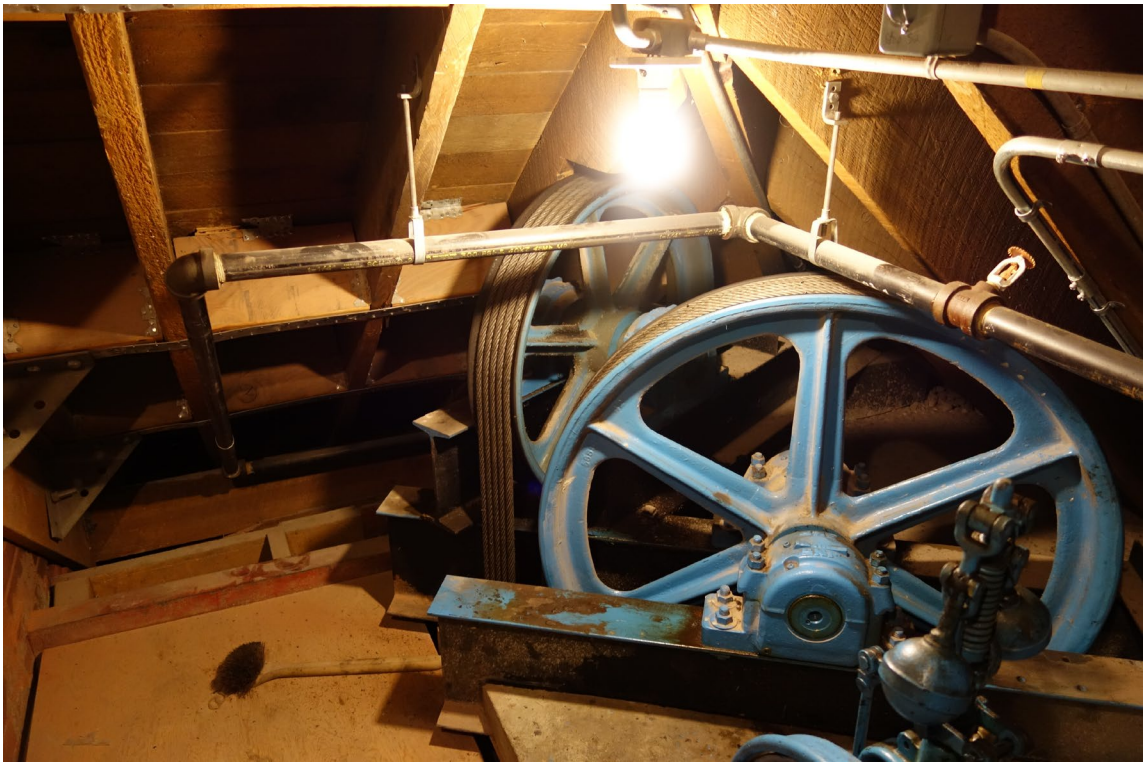
Paul Laxalt State Building Site - Site #9863
Description: Laxalt Plaza Stair Modifications – Risers Exceeding 3/8” Variation.

Paul Laxalt State Building – Building #0394
Description: Exterior Finishes of the Building.

Paul Laxalt State Building – Building #0394
Description: Seismic Gas Shut-off Valve Needed.



Paul Laxalt State Building – Building #0394
Description: HVAC Equipment Replacement.



Paul Laxalt State Building – Building #0394
Description: Elevator Upgrade Recommended.

Paul Laxalt State Building – Building #0394
Description: Refinish Main Entry Doors.

Paul Laxalt State Building – Building #0394
Description: Window Replacement Recommended.

Paul Laxalt State Building – Building #0394
Description: Replace Carpet.