

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

CARSON CITY STATE OFFICES SITE

515 East Musser Street
Carson City, Nevada 89701

Site Number: 9864
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: 9864

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
0397	CARSON CITY STATE OFFICES BUILDING 515 E. Musser Street Carson City	42550	1959	10/7/2020	\$103,500	\$716,800	\$425,500	\$1,245,800	\$14,895,000	8%
9864	CARSON CITY STATE OFFICES SITE 515 E. Musser Street Carson City		1959	10/7/2020	\$0	\$0	\$37,500	\$37,500		0%
3110	CC STATE OFFICES BUILDING CARPORT 515 E. Musser Street Carson City	1408	0	10/7/2020	\$0	\$0	\$0		\$70,400	
Report Totals.....:		43,958			\$103,500	\$716,800	\$463,000	\$1,283,300	\$14,965,400	9%

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 STATE OFFICES SITE	9864	
CC STATE OFFICES BUILDING CARPORT	3110	No Current Projects
CARSON CITY STATE OFFICES BUILDING	0397	

CARSON CITY STATE OFFICES SITE

SPWD Facility Condition Analysis - 9864

Survey Date: 10/7/2020

CARSON CITY STATE OFFICES SITE**BUILDING REPORT**

The Carson City State Offices Site is located off of East Musser Street and provides paved parking for the public and employees of the building. There are a few trees and landscaped islands, ADA accessible parking and route of travel to the main entrance. The site is served by city water, sewer, natural gas, and electrical service. There is backflow protection on the domestic and fire sprinkler supply lines. There is one small carport structure on the south side of the site in excellent condition. The site is well maintained.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$37,500****Long-Term Needs****Four to Ten Years****Project Index #: 9864SIT2****SEAL ASPHALT PAVING****Construction Cost \$37,500**

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, parking areas, and the maintenance yard. 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. 30,000 square feet of asphalt area were used to generate this estimate.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$0
Priority Class 3:	\$37,500
Grand Total:	\$37,500

CARSON CITY STATE OFFICES BUILDING

SPWD Facility Condition Analysis - 0397

Survey Date: 10/7/2020

CARSON CITY STATE OFFICES BUILDING BUILDING REPORT

The Carson City State Offices Building is a reinforced concrete and steel framed structure with a single-ply roofing system on a concrete foundation. The roofing was replaced in 2004. It currently provides office space for the Purchasing Division, the Controller's office, Public Works Division, and the Department of Administration. There are men's and women's restrooms on each of the three floors which are substantially ADA compliant, office space, conference rooms, storage areas, and a basement used for storage. The HVAC system is a closed loop system with a chiller, cooling tower, boilers, and fan coils scattered throughout the floors. There is also some specialty cooling equipment for the Controller's computer room which was upgraded in 2011. The facility has a fire alarm and sprinkler system and is well maintained.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$103,500****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE COUNTERS****Project Index #: 0397ADA3****Construction Cost \$2,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The front offices on the 2nd and 3rd floors have a service counter for the public to approach which does not meet current codes. Section 7.2 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that the counter must have a portion which is at least 36" in length with a maximum height of 36" above the finish floor. This project will provide an accessible counter space on the 2nd and 3rd floor in accordance with this requirement. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 01/19/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/07/2020.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**Project Index #: 0397ADA1****Construction Cost \$15,000**

This building contains water fountains on the 1st and 2nd floors that are not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of accessible drinking fountains to meet the ADA requirements on the first two floors. If drinking fountains are located in an exit access, it is recommended to review exit access requirements for projections into exit access width. This project or a portion thereof was previously recommended in the FCA report dated 01/19/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/07/2020.

ELECTRICAL UPGRADE**Project Index #: 0397ELE2****Construction Cost \$80,000**

At the time of the survey, it was noted that the electrical service entrance switchgear has been replaced. However, some distribution boards in the basement appear to be original to the construction of the building. It is recommended that an electrical coordination and arc flash study be performed to ensure electrical safety. Electrical hardware infrastructure upgrades have not been included in this estimate.

ROOF LEAK REPAIRS**Project Index #: 0397INT7****Construction Cost \$1,500**

Roof leaks are evident on the ceiling of the 4th floor penthouse mechanical room need to be repaired. This project will fund the investigation and repair of the single ply roofing system.

SPRINKLER HEAD OBSTRUCTIONS

Project Index #: 0397SFT1
Construction Cost \$5,000

The upright sprinkler heads do not appear to have the correct clearance to obstructions as required by NFPA 13 as referenced in 2018 IFC Section 903.3.1. It is recommended that 18" of clearance be provided to combustibles; however, there are exceptions to this requirement and consultation with the AHJ (Authority Having Jurisdiction, in this case State Fire Marshal) is recommended. This project would fund the purchase of additional storage cabinets and relay out of the storage area to accommodate the required fire sprinkler clearance.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$716,800

Necessary - Not Yet Critical Two to Four Years

BUILDING DRAINAGE UPGRADES

Project Index #: 0397SIT1
Construction Cost \$10,000

The grade on the west side of the building does not slope away from the building effectively which could allow water to infiltrate the basement window openings. This project would create positive flow away from the building by regrading and reinstallation of landscaping as needed.

JANITORS CLOSET REPAIRS

Project Index #: 0397INT6
Construction Cost \$6,800

The mop sinks in the Janitors Closets are mounted adjacent to gypsum 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 4 closets was used for this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 01/19/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/07/2020.

WINDOW REPLACEMENT

Project Index #: 0397ENR1
Construction Cost \$700,000

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units including frames. This estimate is for the replacement of 10,270 square feet of glazing and associated frames. 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 01/19/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/07/2020. Also, referenced CIP #21044.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$425,500

Long-Term Needs Four to Ten Years

EXTERIOR FINISHES

Project Index #: 0397EXT2
Construction Cost \$212,750

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

INTERIOR FINISHES

Project Index #: 0397INT5
Construction Cost \$212,750

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 8 - 9 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): 42,550	IBC Occupancy Type 1: 100 % B
Year Constructed: 1959	IBC Occupancy Type 2: %
Exterior Finish 1: 60 % Painted Concrete	Construction Type: Concrete & Steel
Exterior Finish 2: 40 % Glazing Panels	IBC Construction Type: III-A
Number of Levels (Floors): 3 Basement? Yes	Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$103,500	Project Construction Cost per Square Foot: \$29.28
Priority Class 2: \$716,800	Total Facility Replacement Construction Cost: \$14,895,000
Priority Class 3: \$425,500	Facility Replacement Cost per Square Foot: \$350
Grand Total: \$1,245,800	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	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



Carson City State Offices Site - Site #9864, Building #3110
 Description: Site Parking, New Paving East Parking, and Carport.



Carson City State Offices Site - Site #9864
 Description: Site Parking New Paving.



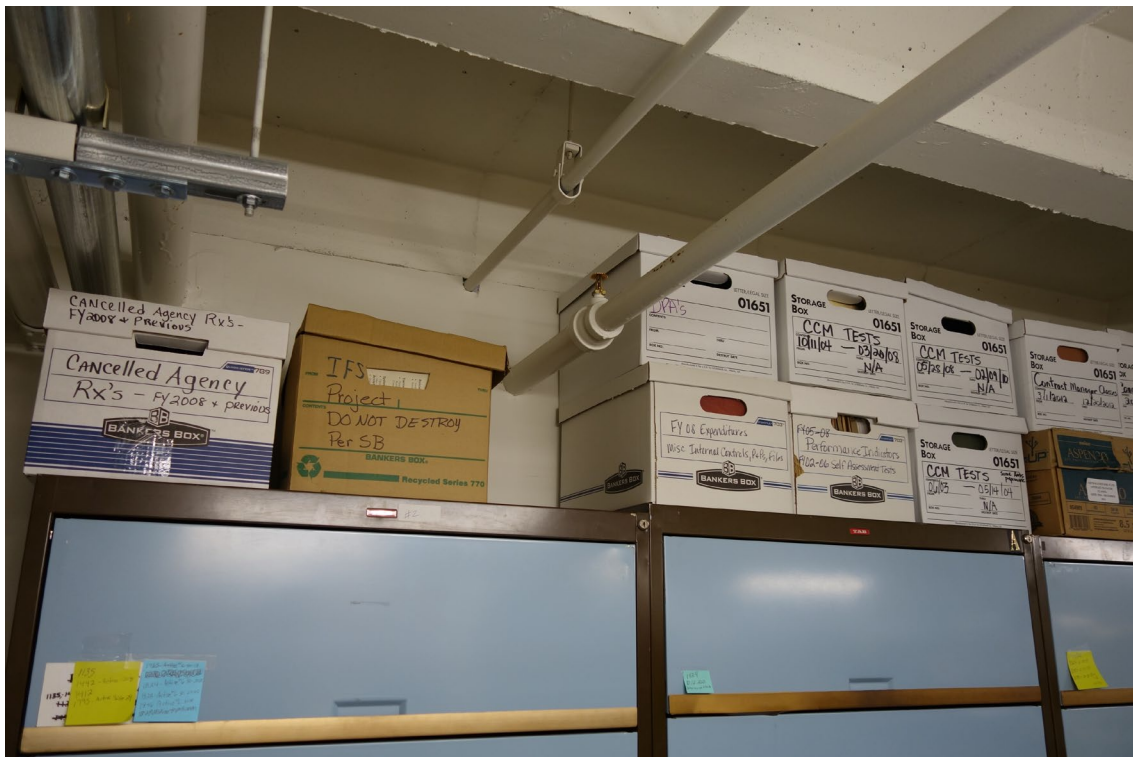
Carson City State Offices Site - Site #9864
Description: Dumpster Area Concrete Paving.



Carson City State Offices Site - Building #3110
Description: View of Carport.



Carson City State Offices Building - Building #0397
Description: View of Concrete ADA Parking.



Carson City State Offices Building - Building #0397
Description: Fire Sprinkler Head Obstruction.



Carson City State Offices Building - Building #0397
Description: Electrical Arc Flash & Coordination Study Needed.



Carson City State Offices Building - Building #0397
Description: Building Drainage Upgrade, West Side.



Carson City State Offices Building - Building #0397
Description: Ground Floor, View of Interior.



Carson City State Offices Building - Building #0397
Description: 2nd Floor, View of Interior.



Carson City State Offices Building - Building #0397
Description: 3rd Floor, View of Interior.



Carson City State Offices Building - Building #0397
Description: 4th Floor, Roof Leak Repairs.