

Supreme Court of Nevada
Division of Buildings and Grounds
Supreme Court of Nevada
Facility Condition Analysis

SUPREME COURT OF NEVADA

201 South Carson Street
Carson City, Nevada 89701

Site Number: 9865
STATE OF NEVADA PUBLIC WORKS BOARD
FACILITY CONDITION ANALYSIS



Report Printed in August 2011

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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 .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: 9865

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
1478	SUPREME COURT OF NEVADA 201 S. Carson St. Carson City	118900	1991	4/14/2011	\$223,000	\$13,300	\$4,161,500	\$4,397,800	\$35,670,000	12%
9865	SUPREME COURT SITE 201 S. Carson St. Carson City		0	4/14/2011	\$2,500	\$100,000	\$0	\$102,500		0%
Report Totals.....:		118,900			\$225,500	\$113,300	\$4,161,500	\$4,500,300	\$35,670,000	13%

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SUPREME COURT OF NEVADA	1478

**SUPREME COURT SITE
BUILDING REPORT**

The Supreme Court site is located in an area of Carson City known as the Capitol Complex. The area has good ingress and egress to public walkways from the building and also has a driveway from Stewart Street to an underground parking garage. The site is served by city water and sewer, natural gas and electrical power by regional providers, Southwest Gas and NV Energy. There is backflow prevention on domestic and fire protection water service lines.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$2,500**
Currently Critical **Immediate to Two Years**

ADA SIGNAGE

Project Index #: 9865ADA1
Construction Cost \$2,500

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The site signage is not fully ADA compliant. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$100,000**
Necessary - Not Yet Critical **Two to Four Years**

PLANTER REPAIRS

Project Index #: 9865SIT1
Construction Cost \$25,000

There are many built-in planters around the building. Several of them leak due to failed waterproof membranes and cracks in the concrete. There are also broken irrigation lines and areas with no vegetation. This project would provide for a general refurbishment of the planters including removing the existing dirt, fixing the cracks and irrigation lines, installing new waterproof membranes, filling the dirt back in and installing new plantings if desired.

SIDEWALK REPLACEMENT

Project Index #: 9865SFT1
Construction Cost \$50,000

Some of the sidewalks serving the site and building entrances are deteriorated and beginning to fail in several areas. Most of the work needs to be done on the west side of the site where there is extensive spalling and some settling. A few sections have deteriorated enough to expose the reinforcing metal and the settling has created a tripping hazard. This project addresses removal and replacement of existing sidewalks as needed. 5,000 SF of 4" thick concrete sidewalk was used for this estimate.

TERRACE REPAIRS

Project Index #: 9865SIT2
Construction Cost \$25,000

The terrace on the southwest side of the site has a damaged waterproof membrane. Water is penetrating the membrane and leaking into the basement of the building below. Evidence of leaking can be seen in the mechanical room which may damage the walls, floor, and equipment. This project would provide for a general refurbishment of the terrace waterproof membrane including removing the existing stone tiles, repairing the substrate, caulking all penetrations, and reinstalling the tile.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$2,500
Priority Class 2:	\$100,000
Priority Class 3:	\$0
Grand Total:	\$102,500

**SUPREME COURT OF NEVADA
BUILDING REPORT**

The Supreme Court is located in an area known as the Capitol Complex and is a precast concrete panel and steel framed structure with standing seam metal and single-ply roofing systems on a concrete foundation. This facility serves as the high court for the State and contains offices and chambers for the supreme court judges, a court room with support areas for clients, changing rooms, restrooms which are mostly ADA compliant, and a law library which is open to the public. Parking is provided for staff in the basement.

The HVAC system is a closed loop 4 pipe system with boilers, chillers and fan coils, spread throughout the building except for the basement.

It is fully sprinklered and has a new fire alarm system as well as a security system monitored by Capitol Police on site.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$223,000**

Currently Critical **Immediate to Two Years**

**Project Index #: 1478SFT1
Construction Cost \$95,000**

ROOF SNOWMELT & SNOW RETAINMENT SYSTEM

This building has a sloped metal roof with a snow melt and gutter system to capture rain water and retain snow from sliding off the roof. The existing snow guards have been sheared off in most locations causing snow to fall from the roof onto pedestrian walkways. This project would provide for the replacement of the snow melt system and installation of snow guards on the metal roofing system.

This project or a portion thereof was previously recommended in the FCA report dated 08/14/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/14/2011.

**Project Index #: 1478ADA1
Construction Cost \$2,000**

ADA ACCESSIBLE COUNTER

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. There are two offices that have a service counter for the public to approach which do 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 for each of these offices 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 Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 08/14/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/14/2011.

**Project Index #: 1478ADA2
Construction Cost \$6,000**

ADA SIGNAGE

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 08/14/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/14/2011.

Project Index #: 1478EXT2

Construction Cost \$120,000

REPLACE MEMBRANE ROOF

The existing single-ply roofing system is original to the construction of the building and should be scheduled for replacement in the next two years. The State wide roofing program's warranty is 15 years and has expired. This project would provide for the removal of the existing single-ply membrane and replacement with a new single-ply roofing system. 10,000 square feet of area was used to generate this estimate.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$13,300

Necessary - Not Yet Critical Two to Four Years

Project Index #: 1478INT3

Construction Cost \$4,500

INSTALL FRP IN JANITOR'S CLOSET

The mop sink in the Janitor's Closet is mounted adjacent to gypsum board that may cause 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.

Project Index #: 1478INT2

Construction Cost \$800

REPLACE RESTROOM FLOORING

One of the ADA accessible restrooms on the second floor is damaged. This project would provide for the removal of the existing vinyl composition tile (VCT) and replacement with a new VCT floor in one restroom.

Project Index #: 1478PLM1

Construction Cost \$5,000

REPLACE TOILET FIXTURES

The justices' restrooms date to the original construction of the building. The toilets are first-generation, water saving tank-flush models. Due to variations in the water pressure and other concerns, several of the toilets have had to be replaced. This project recommends the replacement of the remaining fixtures with new, pressure-assisted, low-gallage models. This project or a portion thereof was previously recommended in the FCA report dated 08/14/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/14/2011.

Project Index #: 1478ENR1

Construction Cost \$3,000

WATER HEATER REPLACEMENT

The two 80 gallon gas fired water heaters are older units and should be scheduled for replacement. The average life span is 8-10 years. This project would provide for the installation of 2 new natural gas fired water heaters including seismic strapping and connections to utilities. Removal and disposal of the old units is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$4,161,500

Long-Term Needs Four to Ten Years

Project Index #: 1478EXT1

Construction Cost \$594,500

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance, and appearance of the building. This project recommends work to protect the exterior building envelope other than the roof, including sealing the concrete precast panels, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1478ENR2

Construction Cost \$2,972,500

HVAC UPGRADE

The central HVAC system in the building was installed in 1991. The equipment is not energy efficient and will be reaching the end of its expected and useful life within the next 10 years. This project would provide for installation of a new HVAC system including boilers, chillers, air handlers, fan coil units, water treatment, all associated equipment and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 08/14/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/14/2011.

Project Index #: 1478INT1
Construction Cost \$594,500

INTERIOR FINISHES

The interior finishes are in good condition. This project would provide for the cyclical maintenance of the interior finishes including painting, staining, and any required cleaning and preparation of surfaces prior to the application of the finishes to maintain the integrity of the interior walls and ceilings including wood surfaces.

BUILDING INFORMATION:

Gross Area (square feet): 118,900
Year Constructed: 1991
Exterior Finish 1: 80 % Precast Concrete Pan
Exterior Finish 2: 20 % Glass and Aluminum
Number of Levels (Floors): 3 Basement? Yes
IBC Occupancy Type 1: 80 % B
IBC Occupancy Type 2: 20 % S-2
Construction Type: Precast Concrete & Steel
IBC Construction Type: I-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$223,000	Project Construction Cost per Square Foot:	\$36.99
Priority Class 2:	\$13,300	Total Facility Replacement Construction Cost:	\$35,670,000
Priority Class 3:	\$4,161,500	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$4,397,800	FCNI:	12%

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



Supreme Court of Nevada - Building #1478
Description: Interior view of the main lobby.



Supreme Court of Nevada - Building #1478
Description: Water infiltration in basement electrical switchgear room.



Supreme Court of Nevada - Building #1478
Description: Typical fan coil unit.



Supreme Court of Nevada - Building #1478
Description: Terrace planter in need of waterproof membrane repairs.



Supreme Court of Nevada - Building #1478
Description: Damage to EIFS at east entrance soffit.



Supreme Court of Nevada - Building #1478
Description: View of the Law Library public entrance.



Supreme Court of Nevada - Building #1478
Description: Damaged VCT in restroom.



Supreme Court of Nevada - Building #1478
Description: Damaged walkway.