

State of Nevada  
Department of Conservation & Natural Resources  
Buildings and Grounds Section

# **RICHARD H. BRYAN BUILDING**

101 South Stewart Street  
Carson City, Nevada 89701

**Site Number: 9867**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report distributed in October 2021

State of Nevada  
Department of Conservation & Natural Resources  
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: 9867

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
2450	RICHARD H. BRYAN BUILDING 901 S. Stewart Street Carson City	120490	2005	7/31/2018	\$179,000	\$3,076,000	\$1,205,530	\$4,460,530	\$34,219,000	13%
9867	RICHARD H. BRYAN SITE 901 S. Stewart Street Carson City		2005	7/31/2018	\$1,000	\$0	\$268,500	\$269,500		0%
Report Totals.....:		120,490			\$180,000	\$3,076,000	\$1,474,030	\$4,730,030	\$34,219,000	14%

## 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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**RICHARD H. BRYAN SITE**

SPWD Facility Condition Analysis - 9867

Survey Date: 7/31/2018

**RICHARD H. BRYAN SITE****BUILDING REPORT**

The Richard H. Bryan site is a 12.8 acre site located in Carson City, Nevada. There is a large office building, generator enclosure structure and paved parking with landscaped islands surrounding the building. The site is ADA compliant and in excellent shape.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$1,000****Currently Critical****Immediate to Two Years****ADA PARKING SIGNS****Project Index #: 9867ADA1****Construction Cost \$1,000**

The existing ADA accessible parking signage is not up to current standards. This project would provide for new stickers reflecting the most current maximum fine information to be installed on the existing signs. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$268,500****Long-Term Needs****Four to Ten Years****CRACK FILL & SLURRY SEAL ASPHALT PAVING****Project Index #: 9867SIT2****Construction Cost \$187,500**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the East parking lot. Striping is included in this estimate. It is recommended that this project be implemented in the next 4 to 5 years and should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 25,000 square feet of asphalt area was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 11/04/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/31/2018.

**EXTERIOR SITE LIGHTING REPLACEMENT****Project Index #: 9867ENR1****Construction Cost \$81,000**

The site lighting poles and flag pole uplighting are original to the site and are not energy efficient. These fixtures have High Intensity Discharge (HID) lamps. This project would provide for the replacement of the existing light fixtures with LED fixtures using the existing wiring.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$1,000</b>
<b>Priority Class 2:</b>	<b>\$0</b>
<b>Priority Class 3:</b>	<b>\$268,500</b>
<b>Grand Total:</b>	<b>\$269,500</b>

**RICHARD H. BRYAN BUILDING**  
**BUILDING REPORT**

The Richard H. Bryan Office Building is a five story steel and concrete framed structure with large glazed openings on a concrete foundation. It contains the main offices for the Department of Conservation and Natural Resources as well as offices for the Department of Business and Industry and the Public Employees Benefit System. There is a small cafeteria on the first floor. The office areas are open with cubicles for individual employees as well as some enclosed offices for department heads. There are conference rooms and ADA accessible restrooms on each floor. The Building's HVAC 4 pipe, closed loop system consists of cooling tower, chillers, boilers, and a large rooftop penthouse which contains the air handling equipment.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects: \$179,000**

**Currently Critical**

**Immediate to Two Years**

**CONSTRUCT WIND BREAK**

**Project Index #: 2450EXT2**  
**Construction Cost \$176,000**

The west entrance to the building has automatic sliding doors in an aluminum storefront system. The doors have been damaged and have had operational problems due to strong winds ever since the building was constructed. This project would provide for the installation of a windbreak structure near the west entrance to prevent the wind from damaging the doors. A CIP was requested by the agency for FY 2009 in the amount of \$132,000.

This project or a portion thereof was previously recommended in the FCA report dated 11/04/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/31/2018.

**PEST CONTROL**

**Project Index #: 2450ENV1**  
**Construction Cost \$3,000**

The generator enclosure has a pigeon infestation and they are nesting on the interior of the main cabinet. The pigeons and debris need to be removed and screens installed to prevent future infestation.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$3,076,000**

**Necessary - Not Yet Critical**

**Two to Four Years**

**BUILDING ENVELOPE REHABILITATION**

**Project Index #: 2450EXT4**  
**Construction Cost \$600,000**

The components of the exterior walls have deteriorated from aging resulting in water infiltration into the building during rain and snow events. They are in need of repair or replacement. The building's exterior envelope has been compromised, and although there have been numerous attempts to fix water penetration, intermittent issues remain to be repaired. If this project is not funded, the building will continue to leak which could lead to the development of mold. This project includes the repair or replacement of the exterior building components including the exterior insulation finish system (EIFS), parapet coping flashing and re-caulking / re-gasketing the existing curtain wall system.

**LIGHTING UPGRADE**

**Project Index #: 2450ENR1**  
**Construction Cost \$480,000**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Electrical circuit modifications will be required and are included in this estimate.

**Project Index #: 2450EXT3**  
**Construction Cost \$564,000**

#### **ROOF REPLACEMENT**

The roof on this building was installed in 2005 with a 15 year warranty and is in fair to poor condition. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 2005. It is recommended that this building be re-roofed in the next 2 - 3 years to be consistent with the roofing program and the end of the warranty period.

**Project Index #: 2450HVA2**  
**Construction Cost \$1,245,700**

#### **TEMPERATURE CONTROL UPGRADE**

The temperature control system (TCS) is approximately 15 years old and is at the end of its useful service life. The existing TCS is obsolete and is becoming costly to service. Additionally, the existing on-site computer that hosts the TCS runs on Microsoft Windows 7 operating system, which has been phased out and is no longer supported. This project will replace the TCS throughout the building. Removal and disposal of existing hardware is included in this estimate.

**Project Index #: 2450ELE1**  
**Construction Cost \$186,300**

#### **UNINTERRUPTABLE POWER SUPPLY (UPS) REPLACEMENT**

The uninterruptable power supply (UPS) is 15 years old and has reached the end of its useful life. Failure of the UPS could result in significant data loss and disruption. This project will fund the replacement of the UPS.

#### **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$1,205,530**

##### **Long-Term Needs**

##### **Four to Ten Years**

**Project Index #: 2450EXT1**  
**Construction Cost \$602,765**

#### **EXTERIOR FINISHES**

The exterior finishes are in good condition except for certain exterior envelope components which will be addressed in a separate project. 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 painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and it is also recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 2450INT1**  
**Construction Cost \$602,765**

#### **INTERIOR FINISHES**

The interior finishes are in fair condition except the restrooms and conference rooms. The restrooms should have the tile and grout cleaned and repaired as required. The conference rooms should have the walls patched and repainted. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 6 years and every 7 - 9 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

#### **BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 120,490	<b>IBC Occupancy Type 1:</b> 100 % B
<b>Year Constructed:</b> 2005	<b>IBC Occupancy Type 2:</b> 0 %
<b>Exterior Finish 1:</b> 50 % Concrete Panels	<b>Construction Type:</b> Concrete & Steel
<b>Exterior Finish 2:</b> 50 % Glazing	<b>IBC Construction Type:</b> II-A
<b>Number of Levels (Floors):</b> 5 <b>Basement?</b> No	<b>Percent Fire Suppressed:</b> 100 %

#### **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$179,000	<b>Project Construction Cost per Square Foot:</b> \$37.02
<b>Priority Class 2:</b> \$3,076,000	<b>Total Facility Replacement Construction Cost:</b> \$34,219,000
<b>Priority Class 3:</b> \$1,205,530	<b>Facility Replacement Cost per Square Foot:</b> \$284
<b>Grand Total:</b> \$4,460,530	<b>FCNI:</b> 13%



**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

515 E. Musser Street, Suite 102  
Carson City, Nevada 89701-4263

(775) 684-4141 voice  
(775) 684-4142 facsimile



Richard H. Bryan Building - Site #9867  
Description: ADA Parking Sign Update.



Richard H. Bryan Building - Site #9867  
Description: Crack Fill & Seal Needed.



Richard H. Bryan Building - Site #9867  
Description: Site Lighting Upgrade Recommended.



Richard H. Bryan Building - Building #2450  
Description: Building Envelope Rehabilitation.





Richard H. Bryan Building - Building #2450  
Description: Building Envelope Rehabilitation.



Richard H. Bryan Building - Building #2450  
Description: Roof Replacement Needed.



Richard H. Bryan Building - Building #2450  
Description: Restroom Tile & Grout Repair & Cleaning.



Richard H. Bryan Building - Building #2450  
Description: Interior Finishes – Conference Rooms.