

State of Nevada
Department of Motor Vehicles
Department of Administration - Buildings & Grounds Section

NORTH DECATUR DMV SITE

7170 North Decatur Road
Las Vegas, Nevada 89131

Site Number: 9869
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in October 2021

State of Nevada
Department of Motor Vehicles
Department of Administration - 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: 9869

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 |
|---------------------|--|----------|-----------|-------------|--------------------|--------------------|--------------------|----------------------|-----------------|------|
| 2453 | NORTH DECATUR DMV SERVICES CENTER 7170 North Decatur Road Las Vegas | 23568 | 2006 | 12/10/2018 | \$14,200 | \$119,000 | \$1,671,585 | \$1,804,785 | \$9,120,800 | 20% |
| 2454 | DMV INSPECTION STATION 7160 North Decatur Road Las Vegas | 744 | 2006 | 12/10/2018 | \$1,500 | \$0 | \$48,120 | \$49,620 | \$288,000 | 17% |
| 9869 | NORTH DECATUR DMV SITE 7170 North Decatur Road Las Vegas | | 2006 | 12/10/2018 | \$4,000 | \$1,145,400 | \$319,300 | \$1,468,700 | | 0% |
| Report Totals.....: | | 24,312 | | | \$19,700 | \$1,264,400 | \$2,039,005 | \$3,323,105 | \$9,408,800 | 35% |

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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NORTH DECATUR DMV SITE

SPWD Facility Condition Analysis - 9869

Survey Date: 12/10/2018

NORTH DECATUR DMV SITE BUILDING REPORT

The North Decatur DMV site is the newest DMV facility in North Las Vegas. The site has a large paved parking area including ADA accessible parking and loading areas, a concrete patio area at the entrance with planters and sitting areas and an ADA accessible route from the main building to the inspection station. The landscaping is primarily xeriscape with some shrubs and trees on a drip irrigation system. The site is served by city water and sewer, electric and natural gas service. Backflow prevention is installed on the domestic and fire protection water lines.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$4,000****Currently Critical****Immediate to Two Years****Project Index #: 9869ADA1****Construction Cost \$4,000****ADA UPGRADES**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The concrete parking area and passenger loading area are missing proper signage and striping to comply with ADA requirements. For example, the 15 existing parking signs indicate a \$100 fine which has been raised to a \$250 minimum fine. This project would provide for striping, signage and any other necessary upgrades to the parking space. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 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 11/01/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/10/2018.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,145,400****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9869SEC1****Construction Cost \$1,145,400****SURVEILLANCE / SECURITY SYSTEM INSTALLATION**

The existing surveillance system is original to the building, built in 2006, and the existing camera system image quality is very poor and is not evidence capable. The project will fund the replacement of all security cameras, software and security station.

This project is recommended under CIP 21-M37.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$319,300****Long-Term Needs****Four to Ten Years****Project Index #: 9869SIT2****Construction Cost \$319,300****CRACK FILL & SEAL ASPHALT PAVING**

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. 255,430 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 11/01/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/10/2018.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| | |
|-------------------|-------------|
| Priority Class 1: | \$4,000 |
| Priority Class 2: | \$1,145,400 |
| Priority Class 3: | \$319,300 |
| Grand Total: | \$1,468,700 |

DMV INSPECTION STATION BUILDING REPORT

The DMV Inspection Station is a concrete masonry unit structure with a single-ply roofing system over the offices and a steel deck roof on the canopy on a concrete foundation. The roofing system is original to the building with a 15 year warranty expiring in 2020. There are two offices, a small lobby area, and a unisex ADA compliant restroom. There is a roof mounted HVAC packaged unit for heating and cooling.

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

ADA RESTROOM UPGRADES

Project Index #: 2454ADA1
Construction Cost \$1,500

The designated ADA restroom does not fully comply with the Americans with Disabilities Act (ADA) requirements. The seat cover dispenser is not in an accessible location and the condensation drain attached to the sink drain interferes with the required clear space under the sink. This project would provide funding for relocating the seat cover dispenser to a compliant location and relocating the condensation drain from under the sink. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 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 11/01/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/10/2018.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$48,120**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 2454EXT1
Construction Cost \$3,720

The exterior finishes were 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 excluding the roof. Included in the cost is cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building finishes are addressed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

HVAC EQUIPMENT REPLACEMENT PLANNING

Project Index #: 2454HVA1
Construction Cost \$22,300

The existing HVAC system was installed in 2006. All of this equipment is reaching the end of its useful life and scheduled for replacement in the next 8 - 10 years. This project would provide for replacing the existing equipment with new, high efficiency equipment and cleaning the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

INTERIOR FINISHES

Project Index #: 2454INT1
Construction Cost \$7,400

The interior finishes are in fair condition, however some metal doors and door frames are in need of repainting. It is recommended that the interior walls and ceilings be painted at least once in the next 5 - 7 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.

Project Index #: 2454EXT2
Construction Cost \$14,700

ROOF REPLACEMENT

The roof on this building was in fair condition at the time of the survey. 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 4 - 6 years to be consistent with the roofing program and the end of the warranty period.

BUILDING INFORMATION:

| | |
|--|--|
| Gross Area (square feet): 744 | IBC Occupancy Type 1: 100 % B |
| Year Constructed: 2006 | IBC Occupancy Type 2: 0 % |
| Exterior Finish 1: 100 % Concrete Masonry U | Construction Type: Concrete Masonry Units & Steel |
| Exterior Finish 2: 0 % | IBC Construction Type: V-B |
| Number of Levels (Floors): 1 | Percent Fire Supressed: 100 % |
| Basement? No | |

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| | | | |
|--------------------------|-----------------|--|------------------|
| Priority Class 1: | \$1,500 | Project Construction Cost per Square Foot: | \$66.69 |
| Priority Class 2: | \$0 | Total Facility Replacement Construction Cost: | \$288,000 |
| Priority Class 3: | \$48,120 | Facility Replacement Cost per Square Foot: | \$387 |
| Grand Total: | \$49,620 | FCNI: | 17% |

NORTH DECATUR DMV SERVICES CENTER

SPWD Facility Condition Analysis - 2453

Survey Date: 12/10/2018

NORTH DECATUR DMV SERVICES CENTER**BUILDING REPORT**

The DMV Services Center is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. The roofing system is original to the building with a 15 year warranty expiring in 2020. The facility contains a main lobby and service desks for the public including licensing, registration, testing, and other DMV related services. There are numerous support areas including administration offices, conference rooms, ADA accessible restrooms for staff and the public, a snack bar and the mechanical room which contains boilers, a chiller and a cooling tower in an exterior enclosed space adjacent to the mechanical room. The chilled and hot water loop serves a couple of fan coil units and the roof mounted air handlers. During the site survey, scaling was observed on the cooling tower and will be addressed in the report. The building has a fire alarm and sprinkler system and is well maintained.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$14,200****Currently Critical****Immediate to Two Years****ADA EMPLOYEE LOUNGE UPGRADES****Project Index #: 2453ADA1****Construction Cost \$7,500**

The employee lounge does not meet the Americans with Disabilities Act (ADA) requirements. It is recommended to upgrade some of the features of the room for compliance with accessibility standards for employees. This project would provide funding for construction of an accessible sink and faucet, an accessible space at one of the dining tables and an accessible path of travel throughout the room. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 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 11/01/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/10/2018.

ADA SIGNAGE**Project Index #: 2453ADA2****Construction Cost \$1,500**

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 - 2018, ICC/ANSI A117.1 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 11/01/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/10/2018.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION**Project Index #: 2453SFT2****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: \$119,000****Necessary - Not Yet Critical****Two to Four Years****COOLING TOWER REPAIRS****Project Index #: 2453HVA1****Construction Cost \$19,000**

The cooling tower has extensive scaling on the film fill media and the plastic film fill is brittle and broken in many areas. This will cause underperformance of the cooling tower and premature failure. It is recommended to remove the and replace the film fill media to bring the cooling tower back into prime operating condition.

This project or a portion thereof was previously recommended in the FCA report dated 11/01/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/10/2018.

CUSTOMER SERVICE COUNTERS AND CASEWORK UPGRADE**Project Index #: 2453INT4****Construction Cost \$100,000**

The built-in Customer Service counters and cabinetry are original to the building. The quality of construction and installation was inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. ADA compliance according to NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the ADA Standards for Accessible Design should be incorporated into the design such as providing an accessible sink. 100 linear feet of casework was used for this estimate. This estimate includes removal and disposal of the existing materials.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,671,585****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2453EXT1****Construction Cost \$118,085**

The exterior finishes were 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 excluding the roof. Included in the cost is power washing, priming and painting the stucco and EIFS, cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building finishes are addressed in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

HVAC EQUIPMENT REPLACEMENT**Project Index #: 2453HVA2****Construction Cost \$944,700**

The existing HVAC system was installed in 2006 with the installation of new boilers, chiller, pumps, air handlers, and fan coils. All of this equipment is reaching the end of its useful life and scheduled for replacement in the next 5 - 7 years. This project would provide for replacing the existing equipment with new, high efficiency equipment and cleaning the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

INTERIOR FINISHES**Project Index #: 2453INT1****Construction Cost \$141,400**

The interior finishes are in fair condition, however some metal doors and door frames are in need of repainting. It is recommended that the interior walls and ceilings be painted at least once in the next 4 -6 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.

Project Index #: 2453EXT2

Construction Cost \$467,400

ROOF REPLACEMENT

The roof on this building was in fair condition at the time of the survey. 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 4 - 6 years to be consistent with the roofing program and the end of the warranty period.

BUILDING INFORMATION:

| | |
|---|--|
| Gross Area (square feet): 23,568 | IBC Occupancy Type 1: 100 % B |
| Year Constructed: 2006 | IBC Occupancy Type 2: 0 % |
| Exterior Finish 1: 90 % Concrete Masonry U | Construction Type: Concrete Masonry Units & Steel |
| Exterior Finish 2: 10 % Glazing | IBC Construction Type: V-B |
| Number of Levels (Floors): 1 Basement? No | Percent Fire Supressed: 100 % |

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| | |
|--------------------------------------|--|
| Priority Class 1: \$14,200 | Project Construction Cost per Square Foot: \$76.58 |
| Priority Class 2: \$119,000 | Total Facility Replacement Construction Cost: \$9,121,000 |
| Priority Class 3: \$1,671,585 | Facility Replacement Cost per Square Foot: \$387 |
| Grand Total: \$1,804,785 | FCNI: 20% |

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 |



North Decatur DMV Site - Site #9869
Description: View of the North Parking Area.



North Decatur DMV Site - Site #9869
Description: View of the North Parking Area.



DMV Inspection Station - Building #2454
Description: Exterior of the Building.



DMV Inspection Station - Building #2454
Description: Interior Finishes Around Metal Doors.



North Decatur DMV Services Center - Building #2453
Description: View of the Interior Finishes.



North Decatur DMV Services Center - Building #2453
Description: Customer Service Counters & Casework Upgrade.



North Decatur DMV Services Center - Building #2453
Description: Seismic Gas Shut-Off Valve Needed.



North Decatur DMV Services Center - Building #2453
Description: HVAC Central Plant Equipment Nearing End of Useful Life.