



DMV DEPT OF ADMINISTRATION DEPT OF MOTOR VEHICLES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

SOUTH REGION

-

9888 - HENDERSON DMV SITE
1399 AMERICAN PACIFIC DR
HENDERSON, NV 89074-8806
CLARK COUNTY

SURVEY DATE: 04/07/2026



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*The **FCA PROGRAM**, established by the State Public Works Division (SPWD), fulfills oversight responsibilities under **NRS 341.128** (periodically inspect state-owned institutions) and **NRS 331.110** (inventory of state property).*

*The **Property Portfolio Review** is a two-part evaluation offering an assessment of a property's condition and prioritized project recommendations with preliminary cost estimates.*

INTRODUCTION

The **Facility Insights** report serves as the foundation of the **Property Portfolio Review**, evaluating the property and its facilities. The Project Addendum, part two, builds on this foundation by detailing specific projects and their preliminary cost estimates, excluding soft costs (e.g., consultant fees, permits, furnishings).

This report emphasizes the **Facility Condition Index (FCI)**, (see Appendix A), a critical metric used to assess the overall health, functionality, and maintenance priorities of each facility. The observations and data in this report are based on a visual assessment conducted at the time of the review and reflect the conditions observed.

The data in this report was gathered through the following methods:

- **Research:** Historical data of past repairs and improvements. Current trends in energy enhancements.
- **Document Review:** Examination of building plans, maintenance logs, and previous reports.
- **Interviews:** Consultations with key stakeholders to gather insights.
- **Site Visit:** Visual and photographic inspection of the site and facilities. Inspections include review of building systems such as fire alarm, electrical and HVAC systems as well as interior and exterior finishes, roofing systems, paving and landscape.

 **Disclaimer:** Observations are limited to **accessible areas** and conditions present during the survey.
Accurate Forecasting: Updated estimates must be obtained that include soft costs and professional evaluations.

KEY FINDINGS

OVERALL RECOMMENDATIONS

The following recommendations address the primary concerns identified during the assessment and prioritize actions for the site and building.

- **Property:** The overall condition of the site is classified as **GOOD**, based on the average Facility Condition Index (FCI) of its buildings. The buildings are generally in good condition, with major systems—including roofing, lighting, HVAC, flooring, and ADA-related upgrades—having already been replaced or completed.

DMV operations at the site are planned to relocate to the new Silverado Ranch DMV upon its completion. The future disposition of the existing site has not yet been determined. Accordingly, the primary focus of this FCA is to preserve the existing buildings and site infrastructure until a long-term use or disposition strategy is established.

Additional projects related to the condition of this site and buildings have been identified. However, these projects are recommended for deferral due to the potential for interior reconfiguration once future operational requirements are established. Deferring these improvements will help avoid unnecessary expenditures on work that may be affected by future changes to the facility.

OVERALL SITE CONDITION

- **Infrastructure:** No issues observed.
- **Findings:** Issues were identified that will require improvement:
 - **Site Preservation:** Due to the anticipated closure of the site, it is recommended that the building envelopes remain watertight, the site be properly secured, and all life-safety systems remain fully operational. These measures will minimize ongoing maintenance requirements while preserving the building and site for potential future use.
 - Full replacement of the site irrigation system is recommended.

SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Adequate, no issues raised during survey.
- **Electrical Systems:** Modern, no issues noted.
- **Stormwater Drainage:** No issues reported.

SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** Compliant - The site accessibility elements were upgraded in 2021.
- **Fire Safety:** No issues reported.

ENVIRONMENTAL LANDSCAPING CONCERNS

- **Landscaping and Green Space Management:** The condition of the landscaping and green spaces are in good condition and well maintained.

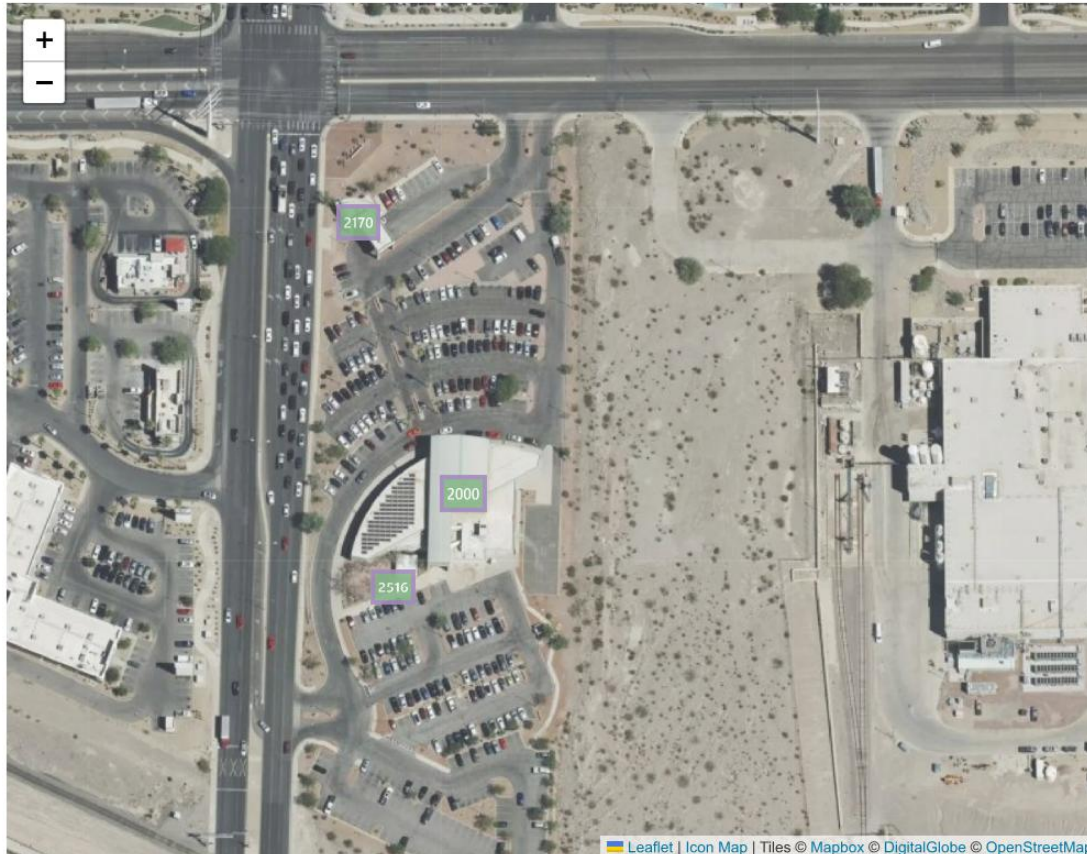
PROPERTY MAP, 1399 AMERICAN PACIFIC DR, HENDERSON

SITE IS:

OWNED

OCCUPIED

3 BUILDINGS



B#	NAME	STATUS	RIGHTS
2516	SHADE RAMADA	OCCUPIED	OWNED
2000	HENDERSON DMV OFFICE	OCCUPIED	OWNED
2170	DMV INSPECTION STATION	OCCUPIED	OWNED

PROPERTY SNAPSHOT, HENDERSON DMV SITE

CLARK COUNTY



PURCHASED 1996



SITE-PSVC



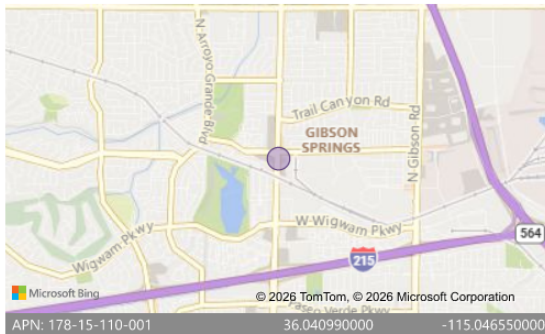
30 YEARS



OWNED
OCCUPIED

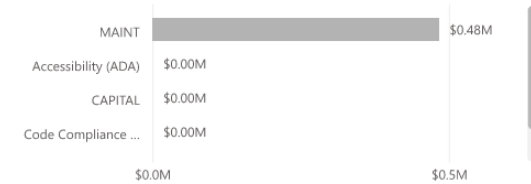


6 ACRES

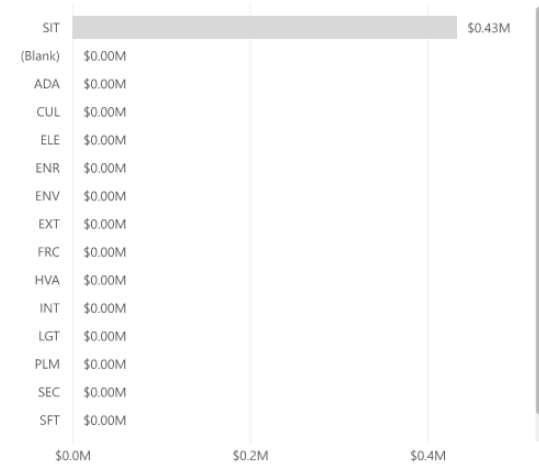


The Department of Motor Vehicles (DMV) site in Henderson covers approximately 10 acres. There are three buildings on the site, the DMV Main Office, DMV Inspection Station and a Shade Ramada. There is public and staff parking areas with ADA accessible parking and loading zones. The site's utilities are provided by NV Energy, Southwest Gas and has city water and sewer connections. The majority of the site is xeriscape with a few native shrubs and a small grassy area where the Shade Ramada is located.

PROJECT TYPE BREAKDOWN - SITE ONLY



PROJECT CATEGORY BREAKDOWN - SITE ONLY



3 BUILDINGS



OCCUP... 3

\$125,350

BUILDINGS WITH PROJECTS

\$15,444,000

FRC - PROJECT BLDGS ONLY



OWNED 3

0.81

AVERAGE FCI %



FCI DISTRIBUTION



COST

PRIORITY 1	0	\$0
PRIORITY 2	3	\$302,500
PRIORITY 3	1	\$180,000
TOTAL	4	

\$482,500

FACILITY DETAILS, HENDERSON DMV OFFICE

YEAR BUILT 1997
CONSTRUCTED 1997



OFFICE



29 YEARS



OWNED
OCCUPIED



18,540 SF



FCI %

0.79



The Department of Motor Vehicles (DMV) Office is located on the south side of the site. The building provides all registration, licensing, and testing services for motor vehicles and the public as well as other ancillary services related to this department. The natural stone/CMU and EIFS building has a mix of single-ply roofing and standing seam metal roofing on a concrete foundation. The single ply roofing was replaced in 2019.



CODE COMPLIANCE SUMMARY

CODE YR: 1992

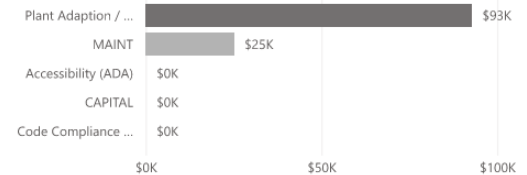
CONS TYPE: TYPE: III-A Combustible (Protected)

OCC: 50% - A-3, 50% - B

Having an assembly room with an occupant load of less than 300 without a legitimate stage
Offices or Higher Education Offices

FIRE: 100% suppressed

PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	2	\$117,700
PRIORITY 3	0	\$0
TOTAL	2	\$117,700

\$117,700

2000 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE
SEISMIC: REINFORCED

FRAME: SITE-ASSEMBLED - 100% CONCRETE
SEISMIC: REINFORCED

ROOF GABLE - 50% STEEL
SEISMIC: N/A

FLAT - 50% MEMBRANE
SEISMIC: N/A

EXTERIOR: -

FLRS: 1

BSMT: -

ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

\$14,832,000

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



FACILITY DETAILS, DMV INSPECTION STATION

YEAR BUILT 1997
CONSTRUCTED 1997



MAINTENANCE



29 YEARS



OWNED
OCCUPIED



765 SF



FCI %

1.25



The Department of Motor Vehicles (DMV) Inspection Station is located on the north side of the site. The building provides inspection services for motor vehicles and required administration support services. The natural stone and EIFS building currently is not accessible but the agency is required to provide "Program Accessibility" as described in Title II of the American's with Disabilities Act. It is constructed with concrete masonry units and steel with a single-ply roofing system on a concrete foundation. The roofing was replaced in 2019. There are 3 roof mounted evaporative coolers for the open bay and a roof mounted package unit for the office spaces.

2170 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE
SEISMIC: REINFORCED

FRAME: SITE-ASSEMBLED – 100% CONCRETE
SEISMIC: REINFORCED

ROOF: FLAT – 100% MEMBRANE
SEISMIC: N/A

EXTERIOR: -

FLRS: 1

BSMT: -

ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

\$612,000
REPLACEMENT COST



PROJECT CATEGORY BREAKDOWN - BUILDING



CODE COMPLIANCE SUMMARY

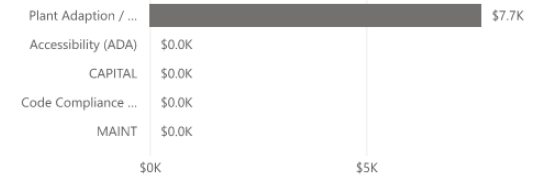
CODE YR: 1992

CONS TYPE: TYPE: III-A Combustible (Protected)

OCC: 100% - B
Offices or Higher Education Offices

FIRE: 0% suppressed

PROJECT TYPE BREAKDOWN - BY BUILDING



TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$7,650
PRIORITY 3	0	\$0
TOTAL	1	\$7,650

\$7,650

FACILITY DETAILS, SHADE RAMADA

YEAR BUILT 1997
CONSTRUCTED 1997

OUTDOOR

29 YEARS

OWNED
OCCUPIED

400 SF

FCI %

The Shade Ramada is located on the south side of the Department of Motor Vehicles (DMV) Main Office. It is a steel post and beam structure which provides a shady break area for employees.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

2516 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: -

ROOF: -

EXTERIOR: -

FLRS: 1

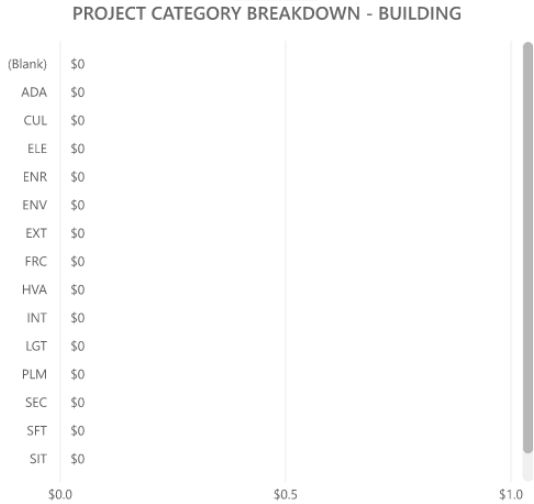
BSMT: -

ASSEMBLY: PRE-ENGINEERED

EXPOSURE: OPEN

\$40,000

REPLACEMENT COST



PROJECT TYPE BREAKDOWN - BY BUILDING

Accessibility (ADA)	\$0
CAPITAL	\$0
Code Compliance ...	\$0
MAINT	\$0
Plant Adaption / ...	\$0

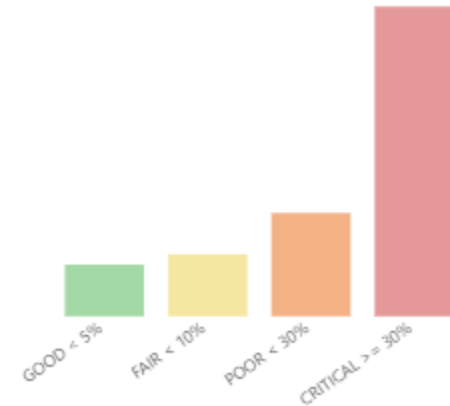
TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$0

APPENDIX A - FACILITY CONDITION INDEX (FCI)

- **What It Is:** A widely used critical metric to evaluate the overall health, functionality, and maintenance priorities of each facility
- **Purpose:**
 - Provides a quick snapshot of a facility's health, expressed as a percentage
 - **Lower FCI Values:**
 - **0.05:** Indicates a facility is good condition
 - **0.06 – 0.10:** Indicates a facility is in fair condition
 - **Higher FCI Values:**
 - **0.11 – 0.30:** Indicates a facility is in poor condition
 - **0.30:** Indicates a facility is in critical condition
- **Use Cases:**
 - Helps prioritize repairs
 - Guides funding allocation by comparing conditions across multiple facilities in a portfolio
- **Calculation:**
$$FCI = \frac{\text{Cost of necessary repairs or Deferred Maintenance}}{\text{Current Replacement Value}}$$
- **Example:** The facility's replacement cost is \$11,540,000, and the required repairs total \$2,236,200, resulting in an FCI of **19%** (0.19)



APPENDIX B – REPORT DISTRIBUTION

DIVISIONAL CONTACTS

DEPT	TITLE
ADMIN	DIRECTOR
ADMIN	FACILITY MANAGER
ADMIN	FACILITY SUPERVISOR

STATEWIDE CONTACTS CC'D

The following positions across various departments are CC'D:

- **GFO Budget**
 - Executive Branch Budget Officer
- **DCNR Lands Division**
 - Division Administrator
 - Deputy Division Administrator
 - State Land Agent 2
- **Legislative Counsel Bureau**
 - Senior Program Analyst
 - Principal Program Analyst
- **Administration Risk Management Division**
 - Division Administrator
 - Insurance/Loss Prevention Specialist
 - Program Officer
 - Management Analyst 4
 - Safety Specialist Consultant

APPENDIX C - FCA RESOURCES



KEN FORBES

Construction Project Coordinator III

kforbes@admin.nv.gov

775.315-5573

CAROL MYERS

Construction Project Coordinator II

mc.myers@admin.nv.gov

775.690-5134

YADHIRA PIMENTEL

Administrative Assistant IV

mypimentel@admin.nv.gov

775.684-4126

APPENDIX D – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	9/10/2026	Initial.