



DMV DEPT OF MOTOR VEHICLES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

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 **Project Addendum** is part two of the **Property Portfolio Review**, building on the foundation of the Facility Insights report, which assesses the condition of the property and its facilities. It outlines post-assessment projects, categorized within the SPWD's building management system, by priority, status designation, and preliminary cost estimate. Building management components include ADA, culinary, electrical, energy, environmental, exterior, HVAC, interior, plumbing, safety, security, site, and structural systems.

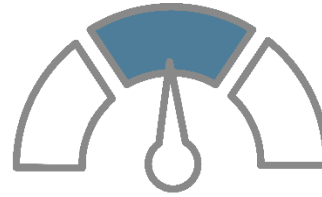
Projects are prioritized by urgency and address the most pressing needs effectively:

- **Priority 1, 0 - 2 years, Currently Critical:** Requires immediate action.
- **Priority 2, 2 - 4 years, Necessary – Not Yet Critical:** Preemptive attention to avoiding deterioration.
- **Priority 3, 4 - 10 years, Long Term Needs:** Investment planning and functional improvements.

Projects are assigned a status designation of **new, in progress, completed, deferred or canceled**. Preliminary cost estimates are based on multiple sources, including the **RS Means Cost Estimating Guide**, similar **SPWD construction projects**, and **contractor pricing**, factoring in labor, location, materials, profit, and overhead. **Soft costs** (design fees, testing, permits) are not include.



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.



PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

RECOMMENDATION NUMBER: 2000-Z20-100
INSPECT Z2040 COMMISSIONING - MOTHBALLING

STATUS: NEW

DATE: September 04, 2026

\$92,700

QTY: 18,540 @ \$5



PRIORITY:

CATEGORY:

DELIVERY PACKAGE: Not applicable.

DESCRIPTION:

Operations are relocating to the new Silverado Ranch DMV. Resources are needed to safely shut down, secure, stabilize, and preserve the property pending future use. Scope includes an orderly shutdown of building systems; securing all doors, windows, openings, and access points; protecting the building envelope from water and weather damage; winterizing plumbing systems; and maintaining all necessary fire/life-safety, security, and monitoring systems to protect the asset.

NOTES:

RECOMMENDATION NUMBER: 2000-D20-10
REPAIR D2010 PLUMBING SYSTEMS - EXTERIOR WALL

STATUS: NEW

DATE: September 04, 2026

\$25,000

QTY: 1 @ \$25,000



PRIORITY:

CATEGORY:

DELIVERY PACKAGE: Not applicable.

DESCRIPTION:

A hose bibb on the south exterior side of the building appears to be leaking inside the wall, evidenced by deteriorated and cracked EIFS stucco. The domestic water supply was shut off inside the building to prevent further deterioration. Open the exterior wall as necessary to replace the leaking piping and keyed hose bibb, and replace any damaged sheathing, lath, and plaster. Restore the EIFS stucco and exterior wall assembly to maintain the integrity and weather resistance of the building envelope.

NOTES:

RECOMMENDATION NUMBER: 2170-Z20-100
INSPECT Z2040 COMMISSIONING - MOTHBALLING

STATUS: NEW

DATE: September 04, 2026

\$7,650

QTY: 765 @ \$10



PRIORITY:

CATEGORY:

DELIVERY PACKAGE: Not applicable.

DESCRIPTION:

Operations are relocating to the new Silverado Ranch DMV. Resources are needed to safely shut down, secure, stabilize, and preserve the property pending future use. Scope includes an orderly shutdown of building systems; securing all doors, windows, openings, and access points; protecting the building envelope from water and weather damage; winterizing plumbing systems; and maintaining all necessary fire/life-safety, security, and monitoring systems to protect the asset.

NOTES:

RECOMMENDATION NUMBER: 9888-G20-50
REPLACE G2050 SITE IMPROVEMENTS - LANDSCAPING

STATUS: NEW

DATE: September 04, 2026

\$50,000

QTY: 1 @ \$50,000



PRIORITY:

CATEGORY:

DELIVERY PACKAGE: Not applicable.

DESCRIPTION:

The existing site irrigation system is over 30 years old and has reached the end of its service life. This project recommends complete replacement of the irrigation system, including piping, valves, controls, and irrigation heads, from the point of connection at the existing backflow preventer through all distribution components.

NOTES:



APPENDIX A – BUILDING MANAGEMENT CATEGORIES

BUILDING SYSTEMS

FIGURE 3 is a list of the current project building management categories. The Project ID contains the following:

<SITE #><BUILDING MANAGEMENT CATEGORY><ARBITRARY #>

FIGURE 3. Example: **9999ADA1** and **9999HVA2**

	ADA		INT – BUILDING INTERIOR
	CUL - CULINARY / KITCHEN		PLM - PLUMBING
	ELE - ELECTRICAL		SEC - SECURITY
	ENR – ENERGY SAVINGS		SFT – SAFETY ISSUES
	ENV - ENVIRONMENTAL		SIT – SITE ISSUES
	EXT – BUILDING EXTERIOR		STR - STRUCTURAL
	HVA - HVAC		

APPENDIX B – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	9/9/2026	Initial.