NDI SITE
Las Vegas, NV

SITE NUMBER: 9911
FACILITY CONDITION ANALYSIS

Report Printed in 2004
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. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable project costs completed by SPWB project managers.

This report does not address routine maintenance needs. If there are buildings without projects listed, this indicates that only routine maintenance needs were found.

This report should be used as a planning level document.

**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.
<table>
<thead>
<tr>
<th>Index #</th>
<th>Building Name</th>
<th>Sq. Feet</th>
<th>Yr. Built</th>
<th>Survey Date</th>
<th>Cost to Repair: P1</th>
<th>Cost to Repair: P2</th>
<th>Cost to Repair: P3</th>
<th>Total Cost to Repair</th>
<th>Cost to Replace</th>
<th>FCNI</th>
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<tr>
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<td><strong>Report Totals...............</strong></td>
<td><strong>3,330</strong></td>
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### Table of Contents

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
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<tbody>
<tr>
<td>PUBLIC SAFETY OFFICE SITE LAS VEGAS</td>
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<td>PUBLIC SAFETY STORAGE</td>
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<tr>
<td>PUBLIC SAFETY MAIN OFFICE</td>
<td>0262</td>
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</table>
PUBLIC SAFETY OFFICE SITE LAS VEGAS
BUILDING REPORT

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $10,000
Necessary - Not Yet Critical Two to Four Years

EXTERIOR RETAINING WALL REPAIR

Project Index #: 9911SIT2
Construction Cost: $6,000
The exterior property retaining wall has water damage to the walls in several locations due to moisture infiltration. A repair is recommended. The masonry should be removed and replaced. After the repair, the affected areas should be sealed and painted.

RESEAL PAVED ASPHALT

Project Index #: 9911SIT1
Construction Cost: $4,000
The existing paving is in fair condition. Climate and constant use will accelerate deterioration. For proper maintenance, it is recommended the parking areas and roadways be resealed and re-striped. This type of maintenance will extend the life of the asphalt.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $0
- Priority Class 2: $10,000
- Priority Class 3: $0
- Grand Total: $10,000
PUBLIC SAFETY STORAGE
BUILDING REPORT

PRIORITY CLASS 2 PROJECTS
Total Construction Cost for Priority 2 Projects: $1,000
Necessary - Not Yet Critical Two to Four Years

Project Index #: 2401EXT1
Construction Cost: $1,000

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 painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition.

PRIORITY CLASS 3 PROJECTS
Total Construction Cost for Priority 3 Projects: $1,000
Long-Term Needs Four to Ten Years

Project Index #: 2401LGT1
Construction Cost: $1,000

LONG-TERM NEEDS
Projects in this category address possible long term needs of the facility. This does not represent a cost for all maintenance but is a budgetary estimate for future maintenance and Capital Improvement Projects (CIPs).

The cyclical treatment of the building exterior and interior is important to help maintain the finish, weather proofing, integrity and appearance of the building.

This project does not include the roofing system, but includes items related to water proofing the building envelope, including painting or staining, sealing, repair, and caulking at windows, flashing, fixtures, and sills.

This includes interior applied finishes such as paint, grout, and caulking. Special attention should be paid to areas that are exposed to moisture.
BUILDING INFORMATION:

- Gross Area (square feet): 100
- Year Constructed: 1967
- Exterior Finish 1: Painted Wood Siding
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: F-1
- Construction Type: V-N
- Percent Fire Suppressed:

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot</th>
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<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$0</td>
<td>$20.00</td>
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<td>$40</td>
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<tr>
<td>Grand Total:</td>
<td>$2,000</td>
<td>FCNI: 50%</td>
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</table>
PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $12,000

Necessary - Not Yet Critical Two to Four Years

**EXTERIOR FINISHES**

<table>
<thead>
<tr>
<th>Construction Cost: $2,000</th>
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</table>

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.

**INTERIOR FINISHES**

<table>
<thead>
<tr>
<th>Construction Cost: $1,000</th>
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</table>

Based on building use and the passage of time, the interior walls of this building should have a new application of paint for proper upkeep and maintenance.

**REPLACE FLOORING**

<table>
<thead>
<tr>
<th>Construction Cost: $3,000</th>
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</table>

The carpeted areas in the offices are reaching the end of their useful life. It is recommended this flooring be replaced.

**REPLACE ROOF**

<table>
<thead>
<tr>
<th>Construction Cost: $6,000</th>
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The roof was reported in average condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 15 years. The roof warranty expires at the end of the same time frame.

It is recommended that this building be re-roofed within the next two to four years to be consistent with roofing program guidelines.
PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $12,000

Long-Term Needs Four to Ten Years

Project Index #: 2400LGT1
Construction Cost: $12,000

LONG-TERM NEEDS
Projects in this category address possible long term needs of the facility. This does not represent a cost for all maintenance but is a budgetary estimate for future maintenance and Capital Improvement Projects (CIPs).

The cyclical treatment of the building exterior and interior is important to help maintain the finish, weather proofing, integrity and appearance of the building.

This project does not include the roofing system, but includes items related to water proofing the building envelope, including painting or staining, sealing, repair, and caulking at windows, flashing, fixtures, and sills.

This includes interior applied finishes such as paint, grout, and caulking. Special attention should be paid to areas that are exposed to moisture.

This project includes possible system replacements.

BUILDING INFORMATION:

Gross Area (square feet): 600
Year Constructed: 1967
Exterior Finish 1: 100 Painted Wood Siding
Exterior Finish 2: 
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 B
IBC Occupancy Type 2: 
Construction Type: V-N
Percent Fire Suppressed: 

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $40.00
Priority Class 2: $12,000 Total Facility Replacement Construction Cost: $60,000
Priority Class 3: $12,000 Facility Replacement Cost per Square Foot: $100
Grand Total: $24,000 FCNI: 40%
PRIORITY CLASS 1 PROJECTS

Currently Critical

ADA DOOR AND HARDWARE, VISITOR CENTER
The entrance to the restrooms at the Visitors Center is a single width residential door. The door is difficult to open and does not meet ADA requirements. This project recommends the installation of a power-assisted door opener for the entrance, and new hardware for all doors.

The costs of this project include the door, opener, related wiring and lever hardware. The costs were developed from the RS Means ADA Compliance Pricing Guide.

ADA PARKING
The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. This project provides for a van accessible space and an adjacent loading zone in the existing parking lot. Project includes parking stops, signage, and striping.

These costs were developed from the RS Means ADA Compliance Pricing Guide.

REPLACE RAMP AND STAIRS
The building has steps and a ramp leading to the main entrances. Both are in poor condition, and should be replaced.

This project would provide for an accessible concrete ramp, including upper and lower landing areas, handrails, and curbing.

Costs include site preparation, excavation, concrete forms, placement of concrete, finishes, backfill and placement of backfill, installation of handrails, and related items.

These costs were developed from the Means ADA Compliance Pricing Guide.

PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical

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 painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition.
INTERIOR FINISHES

Based on building use and the passage of time, the interior walls of this building should have a new application of paint for proper upkeep and maintenance.

Project Index #: 0262INT2
Construction Cost: $6,000

LIGHTING UPGRADE

The lighting fixtures in the building are incandescent or older fluorescent units and not energy efficient.

This project will upgrade lighting fixtures to T-8 lamps with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. Exterior fixtures should also be evaluated for repair or replacement.

Sensors should be installed in low occupancy areas for additional savings.

Project Index #: 0262ENR1
Construction Cost: $7,000

REPLACE FLOORING

The carpeted areas on the stairs and in the offices are reaching the end of their useful life. It is recommended the carpet be replaced.

Project Index #: 0262INT3
Construction Cost: $6,000

REPLACE STAIR HANDRAILS, REPAIR TREADS

The stair handrails appear to be original to the building, and do not meet code for safety or accessibility. The gripping surfaces are incorrect, the handrails are flimsy, do not have proper returns and they are not continuous from the top to bottom of the stairs. This project recommends the installation of handrails on both sides of both stairwells, with proper returns and supports.

This project includes monies for some repairs or replacement of stair treads.

Project Index #: 0262SFT1
Construction Cost: $5,000

REPLACE WINDOWS

The windows in the building are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with higher efficiency dual pane units. Several of the offices have sliding glass doors and could be replaced with standard windows.

Project Index #: 0262EXT2
Construction Cost: $11,000

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $26,000

Long-Term Needs Four to Ten Years

LONG-TERM NEEDS

Projects in this category address possible long term needs of the facility. This does not represent a cost for all maintenance but is a budgetary estimate for future maintenance and Capital Improvement Projects (CIPs).

The cyclical treatment of the building exterior and interior is important to help maintain the finish, weatherproofing, integrity and appearance of the building.

This project does not include the roofing system, but includes items related to water proofing the building envelope, including painting or staining, sealing, repair, and caulking at windows, flashing, fixtures, and sills.

This includes interior applied finishes such as paint, grout, and caulking. Special attention should be paid to areas that are exposed to moisture.

This project includes possible system replacements.
BUILDING INFORMATION:

Gross Area (square feet): 2,630
Year Constructed: 1967
Exterior Finish 1: 100 Painted Stucco / EIFS
Exterior Finish 2:
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 80 B
IBC Occupancy Type 2: 20 U-1
Construction Type:
IBC Construction Type: V-N
Percent Fire Suppressed:

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1</td>
<td>$16,000</td>
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<tr>
<td>Class 2</td>
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<td>Class 3</td>
<td>$26,000</td>
<td>$300</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$87,000</td>
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Total Facility Replacement Construction Cost: $789,000
Facility Replacement Cost per Square Foot: $300

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
NDI in Las Vegas Site #9911
Description: View of retaining wall.

NDI in Las Vegas Site #9911
Description: Moisture issue on the retaining wall.
NDI in Las Vegas Site #9911
Description: View of asphalt condition throughout the site.
NDI in Las Vegas Site/NDI Storage - Building #2401
Description: Exterior view of the building.
NDI in Las Vegas Site/NDI Office #2 - Building #2400
Description: Exterior view of the building.

NDI in Las Vegas Site/NDI Office #2 - Building #2400
Description: Evidence of past roof leak.
NDI in Las Vegas Site/NDI Main Office - Building #0262
Description: View of carpet failure throughout the building.

NDI in Las Vegas Site/NDI Main Office - Building #0262
Description: View of stairs in the building.
Description: Ramp at the entrance to the visitor area.