

State of Nevada
Department of Administration
Purchasing Division
Las Vegas Purchasing Warehouse
Facility Condition Analysis

LAS VEGAS PURCHASING WAREHOUSE

1054 South Commerce Street
Las Vegas, Nevada

Site Number: 9914
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report Printed in August 2012

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The Facility Condition Analysis Program was created under the authority found in NRS 341.201. 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: 9914

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
2396	PURCHASING WAREHOUSE CARPORT 1054 S. Commerce Las Vegas	2000	1960	4/10/2012	\$20,000	\$0	\$0	\$20,000	\$2,000	1000%
2395	LAS VEGAS PURCHASING WAREHOUSE 1054 S. Commerce Las Vegas	13000	1960	4/10/2012	\$748,000	\$239,000	\$7,500	\$994,500	\$2,145,000	46%
9914	LAS VEGAS PURCHASING WAREHOUSE SITE 1054 S. Commerce Las Vegas		1960	4/10/2012	\$290,000	\$32,500	\$0	\$322,500		0%
Report Totals.....:		15,000			\$1,058,000	\$271,500	\$7,500	\$1,337,000	\$2,147,000	62%

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LAS VEGAS PURCHASING WAREHOUSE SITE

SPWD Facility Condition Analysis - 9914

Survey Date: 4/10/2012

LAS VEGAS PURCHASING WAREHOUSE SITE**BUILDING REPORT**

The Purchasing Warehouse site is located on South Commerce Street in Las Vegas. The property is fully fenced and is mostly paved with a warehouse and loading dock and a wood shade structure in poor condition. The pavement is in poor condition and site circulation is poor due to the buildings location on the site. There is minimal parking for staff and public with no ADA compliant parking spaces or route of travel into the facility. The utilities consist of electrical power and city water and sewer. There is no natural gas service to the warehouse. The buildings and the site are more than 50 years old and have reached their expected service life.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$290,000****Currently Critical****Immediate to Two Years****Project Index #: 9914ADA1****Construction Cost \$10,000****ADA ACCESSIBLE PARKING AND PATH OF TRAVEL**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the office door are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the existing sidewalk. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2006 IBC, ICC/ANSI A117.1 - 2003 and the most current version of the Americans With Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project. 750 square feet of concrete was used for this estimate. It is recommended that this project coincide with the ASPHALT PAVING REPLACEMENT project.

Project Index #: 9914SIT1**Construction Cost \$250,000****ASPHALT PAVING REPLACEMENT**

The asphalt paving around the building is failing, with significant alligatoring, settling and cracks observed. This project covers the removal and replacement of the existing asphalt site wide for parking, site access and deliveries. Striping for safety, parking and loading zones is included in this estimate. 25,000 square feet was used to generate this estimate. This project should be implemented concurrently with the ADA ACCESSIBLE PARKING AND PATH OF TRAVEL project. This project or a portion thereof was previously recommended in the FCA report dated 10/14/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/10/2012.

Project Index #: 9914SEC1**Construction Cost \$30,000****FENCE REPLACEMENT**

The majority of the fencing on the west and north sides has reached the end of its expected life and should be scheduled for replacement. This project recommends the installation of a 6 foot high 6 gauge wire perimeter chain link fence with barbed or razor wire on the south, west and north sides of the property. The fence on the east side was recently replaced and is in good condition. The cost estimate also includes demolition and disposal of the existing fence.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$32,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9914SEC2****Construction Cost \$32,500****EXTERIOR SOLAR SITE LIGHTING INSTALLATION**

There is no site lighting for the site which is a security and safety concern. This project would provide for the installation of 5 solar powered LED exterior light fixtures, 20 foot tall poles and 30" diameter raised concrete bases. This installation will eliminate the need for trenching and electrical connections.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$290,000
Priority Class 2:	\$32,500
Priority Class 3:	\$0
Grand Total:	\$322,500

**PURCHASING WAREHOUSE CARPORT
 BUILDING REPORT**

The Purchasing Warehouse Carport is a wood framed post and beam structure in extremely poor condition. This structure should be removed as soon as possible and a project for demolition will be recommended in the report.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$20,000**
Currently Critical **Immediate to Two Years**

DEMOLISH STRUCTURE **Project Index #: 2396EXT1**
Construction Cost \$20,000

The wood framed structure is structurally failing and is in danger of falling down. At least one post has sheared off and is resting on the asphalt, numerous wood members are splitting and numerous connections between structural members have detached. The roof sheathing is also failing and is dangerous due to wood pieces becoming detached by the wind. The structure is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 2,000
 Year Constructed: 1960
 Exterior Finish 1: 100 % Post & Beam / Open
 Exterior Finish 2: %
 Number of Levels (Floors): 1 Basement? No
 IBC Occupancy Type 1: 100 % U
 IBC Occupancy Type 2: %
 Construction Type: Wood Framing
 IBC Construction Type: V-B
 Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$20,000	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$2,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$1
Grand Total:	\$20,000	FCNI:	1000%

LAS VEGAS PURCHASING WAREHOUSE BUILDING REPORT

The Purchasing Warehouse is a concrete masonry unit and steel framed structure with an old elastomeric covered foam roofing system on a concrete foundation. The majority of the space is used for storage and distribution of goods to State agencies and non-profit organizations. There is a small office area, with non ADA compliant Men's and Women's restrooms, a reception area, storage closet and a conference / meeting room. This area has two roof mounted HVAC units. The main warehouse has evaporative coolers only. There are no fire alarms or sprinklers in the building. There appears to be some damage to the exterior concrete masonry unit walls and there is evidence of water infiltration into the warehouse space. The building appears to have reached its expected life span and should be considered for possible replacement.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$748,000**
Currently Critical **Immediate to Two Years**

ADA RESTROOM REMODEL

Project Index #: 2395ADA2
Construction Cost \$15,000

The Men's and Women's restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. The items may include a new sink, toilet, hardware, mirror, fixture, flooring and paint. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

COLUMN REPAIRS

Project Index #: 2395INT3
Construction Cost \$18,000

The existing gypsum board wrapped columns are severely damaged from water infiltration and impacts from forklifts and / or vehicles. This project would provide for column repairs which could include a spray on foam fire proofing system or a gypsum board column wrap.

FIRE ALARM SYSTEM INSTALLATION

Project Index #: 2395SFT4
Construction Cost \$45,500

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2006 Section 7 and the 2006 International Fire Code.

FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 2395SFT3
Construction Cost \$123,500

The building is more than 12,000 square feet. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

ROOF REPLACEMENT

Project Index #: 2395EXT5
Construction Cost \$156,000

The roof on this building was in poor condition at the time of the survey. The current roofing system which was installed in 2007 is an elastomeric silicone coating and rigid insulation over the original standing seam metal roof panels. The elastomeric coating is splitting and cracking in many areas due to expansion and contraction of the metal roof framing. It is recommended that this building be re-roofed in the next 1-2 years to maintain the integrity of the structure.

Project Index #: 2395STR1

Construction Cost \$390,000

STRUCTURAL / SEISMIC RETROFIT

The concrete masonry and steel framed structure was built in 1960 and is due for structural repairs. There are major cracks in the concrete masonry unit walls which have gotten worse year by year. Water which infiltrates the cracks freezes in the winter and causes the cracks to widen. Cracking at the southwest corner of the building is significant and may indicate a settling issue below the foundation. The water infiltration also damages the interior of the building and is a health department violation due to the storage of dry goods in the building. It is recommended to repair the structure immediately by patching and sealing any existing cracks. Further evaluation of the structure should be done to determine whether more permanent repairs are needed such as pumping under the foundation or rebuilding the walls.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$239,000

Necessary - Not Yet Critical Two to Four Years

Project Index #: 2395EXT3

Construction Cost \$2,500

EXTERIOR DOOR REPLACEMENT

The exterior metal man door is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the single man door assembly with a new metal door, frame, and hardware. Removal and disposal of the existing door is included in this estimate.

Project Index #: 2395EXT2

Construction Cost \$65,000

EXTERIOR FINISHES

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 painting or sealing the concrete masonry unit walls and caulking of the windows, flashing, fixtures, and all other penetrations. It is recommended that the building be painted, sealed, and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2395ENR2

Construction Cost \$7,000

HVAC EQUIPMENT REPLACEMENT

One of the two HVAC roof top units above the office area has reached the end of its expected and useful life. This project would provide for installation of one new HVAC packaged unit and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC unit and all required connections to utilities.

Project Index #: 2395SFT1

Construction Cost \$1,000

INTERIOR STAIR HANDRAIL REPLACEMENT

The interior stair handrail is older and does not meet code for safety or accessibility. The gripping surfaces are incorrect, the handrail is missing from one side of the stair and it does not have proper returns. This project recommends the installation of handrails on both sides of the stairs, with proper returns and supports. Removal and disposal of the existing railing is included. NRS 338.180, 2006 IBC Chapter 10, Section 1012, ICC/ANSI A117.1 - 2003 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 10/14/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/10/2012.

Project Index #: 2395ENR1

Construction Cost \$32,500

LIGHTING UPGRADE

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. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, the conference room, and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

Project Index #: 2395EXT4

Construction Cost \$125,000

LOADING DOCK UPGRADE

The loading dock is damaged and due for major repairs. The concrete is cracked and failing to the point of exposing the reinforcing steel and jeopardizing the integrity of the structure. The ramp from the parking lot also has significant deterioration and requires complete replacement. This project would provide for repairs to the loading dock including removing and replacing damaged concrete and bumpers, replacement of the ramp, and installing a mechanical dock leveler.

Project Index #: 2395EXT6

Construction Cost \$6,000

WINDOW REPLACEMENT

There are four old single pane windows which are in need of replacement. This project would provide for four new insulated window units to be installed. Removal and disposal of the old units is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$7,500

Long-Term Needs

Four to Ten Years

Project Index #: 2395INT2

Construction Cost \$7,500

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings in the office portion of the building be painted at least once in the next 4-5 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.

BUILDING INFORMATION:

Gross Area (square feet): 13,000

Year Constructed: 1960

Exterior Finish 1: 100 % Painted CMU

Exterior Finish 2: %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 90 % S-1

IBC Occupancy Type 2: 10 % B

Construction Type: Concrete Masonry Units & Steel

IBC Construction Type: II-B

Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$748,000	Project Construction Cost per Square Foot:	\$76.50
Priority Class 2:	\$239,000	Total Facility Replacement Construction Cost:	\$2,145,000
Priority Class 3:	\$7,500	Facility Replacement Cost per Square Foot:	\$165
Grand Total:	\$994,500	FCNI:	46%

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 Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Division
Facilities Condition Analysis

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Las Vegas Purchasing Warehouse Site - Site #9914
Description: Damaged asphalt paving.



Las Vegas Purchasing Warehouse Site - Site #9914
Description: Damaged asphalt paving and fence.



Las Vegas Purchasing Warehouse - Building #2395
Description: Exterior of the building / loading dock.



Las Vegas Purchasing Warehouse - Building #2395
Description: Damaged loading dock.



Las Vegas Purchasing Warehouse - Building #2395
Description: Water damage at columns.



Las Vegas Purchasing Warehouse - Building #2395
Description: Non ADA compliant restroom.



Las Vegas Purchasing Warehouse - Building #2395
Description: Damaged CMU walls.



Purchasing Warehouse Carport - Building #2396
Description: Structural damage to carport.