

Department of Public Safety
Highway Patrol Division
NHP Regional Headquarters
Facility Condition Analysis

NHP REGIONAL HEADQUARTERS

357 Hammill Lane
Reno, Nevada 89511

Site Number: 9923
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report Printed in October 2011

Department of Public Safety
Highway Patrol Division
NHP Regional Headquarters
Facility Condition Analysis

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: 9923

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
1682	REGIONAL HQ GARAGE / SHOP 357 Hammill Lane Reno	4900	1994	5/19/2011	\$5,750	\$80,400	\$0	\$86,150	\$1,102,500	8%
0056	NHP REGIONAL HEADQUARTERS 357 Hammill Lane Reno	14763	1994	5/19/2011	\$14,500	\$163,315	\$76,815	\$254,630	\$4,059,825	6%
9923	RENO NHP HQ SITE 357 Hammill Lane Reno		1994	5/19/2011	\$50,000	\$69,500	\$0	\$119,500		0%
Report Totals.....:		19,663			\$70,250	\$313,215	\$76,815	\$460,280	\$5,162,325	9%

SPWD Facility Condition Analysis

Table of Contents

Building Name	Index #
RENO NHP HQ SITE	9923
REGIONAL HQ GARAGE / SHOP	1682
NHP REGIONAL HEADQUARTERS	0056

RENO NHP HQ SITE

SPWD Facility Condition Analysis - 9923

Survey Date: 5/19/2011

RENO NHP HQ SITE**BUILDING REPORT**

The Reno NHP site is located in the southwest part of Reno and has two structures, the main headquarters and a maintenance shop and communications building. There is a paved public parking with ADA compliant parking spaces and route of travel to the public entrance and a large employee parking area which is used for NHP vehicles. The site is fully landscaped and is served by city water with backflow prevention, natural gas, electrical power and city sewer. The site is well maintained.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$50,000****Currently Critical****Immediate to Two Years****Project Index #: 9923ADA1****Construction Cost \$50,000****ADA ACCESSIBLE PATH OF TRAVEL**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A path of travel from the public street to the accessible public entrance of the building is necessary to comply with ADA accessibility requirements. This project would provide for a concrete walkway from the existing sidewalk to the building. This will require regrading, placement of P.C. concrete, installing a ramp with compliant handrails, 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 Accessible Guidelines (ADAAG) were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$69,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9923SIT4****Construction Cost \$4,500****FENCE REPAIRS**

The painted wrought iron perimeter fence is in need of repairs. The entire fence is due for painting and there are some areas where the iron tubing has split open. Allowing moisture inside the tubing will cause premature deterioration from rusting and corrosion. This project would provide for painting of the fence and repair or replacement of damaged sections of fencing. 300 lineal feet of fencing was used for this estimate.

Project Index #: 9923SIT3**Construction Cost \$20,000****GATE OPERATOR REPLACEMENT**

The site has a perimeter fence with two automatic vehicle access gates off of Hammill Lane and Kietzke Lane. The gate operators are malfunctioning, have been problematic, and have difficulty opening and closing the gates. This project recommends replacing the two gate operators with high quality operators that can handle heavy traffic as well as servicing the gates and related hardware to ensure prolonged operation. The gate operators will be required to meet UL Standard 325, per NRS 405.270.

Project Index #: 9923SIT2**Construction Cost \$45,000****SLURRY SEAL ASPHALT PAVING**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads, parking areas and the maintenance yard. Striping is included in this estimate. The rear parking lot is extremely tight which has caused numerous minor vehicle accidents. It may be beneficial to redesign the flow of the parking lot and striping pattern. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 60,000 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 07/15/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/19/2011.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$50,000
Priority Class 2:	\$69,500
Priority Class 3:	\$0
Grand Total:	\$119,500

**REGIONAL HQ GARAGE / SHOP
BUILDING REPORT**

The Garage / Shop is a concrete and brick masonry structure with a single-ply roofing system on a concrete foundation. It has several bays which provide space for equipment repairs, storage, office space and a small unisex restroom which is not fully ADA compliant. It has 8 gas fired heating units and evaporative cooling, fire sprinklers and a fire alarm system and detection system. The facility is in excellent shape.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$5,750**
Currently Critical **Immediate to Two Years**

ADA RESTROOM REMODEL

Project Index #: 1682ADA2
Construction Cost \$5,000

The existing accessible restroom does not fully meet the Americans with Disabilities Act (ADA) requirements. This project would provide for minor modifications to the existing restroom including flush handle relocation, sink and fixture modifications and accessory mounted location modifications. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

ADA SIGNAGE

Project Index #: 1682ADA1
Construction Cost \$750

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 - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$80,400**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES

Project Index #: 1682EXT2
Construction Cost \$24,500

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 are cleaning and sealing the concrete and brick masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be 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.

INTERIOR FINISHES

Project Index #: 1682INT1
Construction Cost \$4,900

The interior finishes are in fair condition. The walls and ceilings are mostly unfinished concrete and brick masonry, but some rooms are finished with painted gypsum board. It is recommended that the finished interior walls and ceilings be painted at least once in the next 2-3 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 #: 1682HVA1

Construction Cost \$50,000

VEHICLE EXHAUST EXTRACTION SYSTEM

The vehicle maintenance garages have no exhaust extraction system to remove toxic exhaust fumes. In enclosed areas where motor vehicles operate, mechanical ventilation shall be provided per the 2006 IBC 406.6.3 and UMC 502.14. This project would provide for the purchase and installation of a vehicle exhaust extraction system in two garage bays including, hoses, automatic shut off, electrical connections and roof mounted exhaust fans and equipment as provided and / or required by the manufacturer.

Project Index #: 1682PLM1

Construction Cost \$1,000

WATER HEATER REPLACEMENT

There is a 15 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 4,900
Year Constructed: 1994
Exterior Finish 1: 80 % Concrete Masonry U
Exterior Finish 2: 20 % Brick Masonry
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-1
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry & Steel
IBC Construction Type: II-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$5,750	Project Construction Cost per Square Foot:	\$17.58
Priority Class 2:	\$80,400	Total Facility Replacement Construction Cost:	\$1,102,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$225
Grand Total:	\$86,150	FCNI:	8%

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$163,315

Necessary - Not Yet Critical Two to Four Years

COUNTERTOP REPLACEMENT

**Project Index #: 0056INT4
Construction Cost \$3,000**

The countertops in the restrooms and breakroom are showing signs of wear and tear particularly at the Formica edges and corners. The countertops are delaminating and failing. This project recommends the replacement of the existing damaged countertops with heavy duty, quality finishes. This project would provide funding for the removal and replacement of the countertops.

EXTERIOR FINISHES

**Project Index #: 0056EXT2
Construction Cost \$73,815**

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 are cleaning and sealing the concrete and brick masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be 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.

FLOORING REPLACEMENT

**Project Index #: 0056INT1
Construction Cost \$84,000**

The carpet throughout the building is showing signs of extreme wear. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 2-3 years. This project or a portion thereof was previously recommended in the FCA report dated 07/15/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 05/19/2011.

OFFICE REMODEL

**Project Index #: 0056INT5
Construction Cost \$2,500**

The Command Secretary desk and office space are in need of a remodel. The configuration of the space is not functional. The built-in desk does not have enough space for computer equipment, is missing a keyboard tray, and does not allow enough space for moving around in an office chair. This project would provide for removing the existing desk and replacing it with a new desk which fits the needs of the employee.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$76,815

Long-Term Needs Four to Ten Years

INTERIOR FINISHES

**Project Index #: 0056INT3
Construction Cost \$73,815**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings 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.

WATER HEATER REPLACEMENT

**Project Index #: 0056PLM1
Construction Cost \$3,000**

There is a 100 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 5-6 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 14,763
Year Constructed: 1994
Exterior Finish 1: 90 % Brick Masonry
Exterior Finish 2: 10 % Glass and Aluminum
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Units & Steel
IBC Construction Type: II-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$14,500	Project Construction Cost per Square Foot:	\$17.25
Priority Class 2:	\$163,315	Total Facility Replacement Construction Cost:	\$4,060,000
Priority Class 3:	\$76,815	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$254,630	FCNI:	6%

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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Reno NHP Headquarters Site - Site #9923
Description: AC paving in need of crack filling and sealing.



Reno NHP Headquarters Site - Site #9923
Description: Security gate rubbing on CMU wall.



Reno NHP Headquarters - Building #0056
Description: View of cap flashing.



Reno NHP Headquarters - Building #0056
Description: Damaged carpet in report writing room.



Reno NHP Headquarters - Building #0056
Description: Locker room shower in need of an ADA upgrade.



Reno NHP Headquarters - Building #0056
Description: View of the reception office area.



Regional Headquarters Shop / Garage - Building #1682
Description: View of the ADA restroom, note flush handle on wrong side.



Regional Headquarters Shop / Garage - Building #1682
Description: View of domestic water check valve.