State of Nevada
Department of Administration / Buildings & Grounds Section

EAST SAHARA SITE

2501 East Sahara Avenue
Las Vegas, Nevada 89104

Site Number: 9977
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS

Report distributed in September 2022

State of Nevada
Department of Administration / Buildings & Grounds Section

The Facility Condition Analysis Program was created under the authority found in NRS 341.128. 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: 9977

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
0266	BRADLEY BUILDING (VACANT)		28275	1975	3/14/2022	$468,200	$12,276,100	$0	$12,744,300	$19,792,500	64%
	2501 East Sahara Ave.	Las Vegas									
3759	DMV OFFICE BUILDING		38569	2016	3/14/2022	$6,000	$1,500	$462,800	$470,300	$26,805,500	2%
	2621 East Sahara Ave.	Las Vegas									
9977	EAST SAHARA SITE		0		3/14/2022	$0	$0	$411,500	$411,500	$0	0%
	2601 East Sahara Ave.	Las Vegas									
	Report Totals.....:		**66,844**			**$474,200**	**$12,277,600**	**$874,300**	**$13,626,100**	**$46,598,000**	**29%**

Acronyms List

Acronym	Definition
Building Codes, Laws, Regulations and Guidelines	
AHJ	Authority Having Jurisdiction
AWWA	American Water Works Association
HVAC	Heating, Ventilating & Air Conditioning
IBC	International Building Code
ICC	International Code Council
IEBC	International Existing Building Code
IECC	International Energy Conservation Code
IFC	International Fire Code
IFGC	International Fuel Gas Code
IRC	International Residential Code
NFPA	National Fire Protection Association
NEC	National Electrical Code
OSHA	Occupational Safety and Health Administration
SAD	Standards for Accessible Design
SMACNA	Sheet Metal and Air Conditioning Contractors National Association
UMC	Uniform Mechanical Code
UPC	Uniform Plumbing Code
State of Nevada	
CIP	Capital Improvement Project
FCA	Facility Condition Analysis
FCNI	Facility Condition Needs Index
FRC	Facility Replacement Cost
NAC	Nevada Administrative Code
NDEP	Nevada Department of Environmental Protection
NRS	Nevada Revised Statutes
SFM	State Fire Marshal
SHPO	State Historic Preservation Office
SPWD	State Public Works Division
Miscellaneous	
DDC	Direct Digital Controls
FRP	Fiberglass Reinforced Plastic
GFCI	Ground Fault Circuit Interrupter
LED	Light Emitting Diode
PRV	Pressure Regulating Valve
TDD	Telecommunications Device for the Deaf
VCT	Vinyl Composite Tile

This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.

SPWD Facility Condition Analysis

Table of Contents

EAST SAHARA SITE

BUILDING REPORT

The East Sahara Site consists of the Bradley Building (Vacant) and the Department of Motor Vehicles (DMV) Office Building. Multiple buildings on the site have been demolished including the old DMV Vehicle Inspection Center, B&G Maintenance Building and the NHP Region 1 HQ Building. As a result there is approximately 100,000 ft2 of graded gravel area on the site for new construction. There is parking, access roads, landscaped medians and open gravel area on this parcel of land. The site is in good condition.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $411,500**

Long-Term Needs **Four to Ten Years**

Project Index #: 9977SIT1

CRACK FILL & SLURRY SEAL ASPHALT PAVING **Construction Cost $411,500**

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 loading zones, access roads and parking areas. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 381,000 square feet of asphalt area was used to generate this estimate which includes the parking areas around and between the DMV and the Bradley buildings as well as the access roads.
This project or a portion thereof was previously recommended in the FCA report dated 02/05/2008. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/14/2022.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**
Priority Class 2:	**$0**
Priority Class 3:	**$411,500**
Grand Total:	**$411,500**

DMV OFFICE BUILDING

BUILDING REPORT

The DMV Office Building is a single story concrete masonry unit (CMU) and structural steel building on spread footings and a concrete slab floor. Open web steel joists support a steel roof deck and single ply roofing system. The facility is ADA compliant and in excellent shape. It provides vehicle registration, driver's license and inspection services for the public.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $6,000**

Currently Critical **Immediate to Two Years**

Project Index #: 3759ADA1

ADA ACCESSIBLE PATH OF TRAVEL

Construction Cost $6,000

The 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 are necessary to comply with ADA accessibility requirements. The path of travel between the Office Building and the Inspection Building is not continuous disrupted by a yellow painted curb. This project would provide concrete path modifications along the existing path. This will require regrading, placement of concrete, signage, striping and any other necessary upgrades. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design 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 paving project.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $1,500**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 3759INT2

FLOORING MAINTENANCE

Construction Cost $1,500

The seam welds in the sheet flooring system near the west entrance in the large vestibule area are separating. This allows moisture from cleaning operations to degrade the flooring adhesive. It is recommended that the seam welds be removed and re-welded in order to extend the flooring's useful life in the next 2 - 3 years.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $462,800**

Long-Term Needs **Four to Ten Years**

Project Index #: 3759EXT1

EXTERIOR FINISHES

Construction Cost $192,800

The exterior finishes were in excellent condition. 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 masonry units, caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 8 - 10 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 3759INT1

INTERIOR FINISHES

Construction Cost $270,000

The interior finishes were in excellent condition. It is recommended to paint the interior walls and ceilings at least once in the next 6 - 8 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):	**38,569**	**IBC Occupancy Type 1:**	**79 % B**
Year Constructed:	**2016**	**IBC Occupancy Type 2:**	**21 % A-3**
Exterior Finish 1:	**94 % Masonry**	**Construction Type:**	
Exterior Finish 2:	**6 % Brick**	**IBC Construction Type:**	**II-B**
Number of Levels (Floors):	**1**	**Basement?** **No**	**Percent Fire Supressed:** **100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$6,000**	**Project Construction Cost per Square Foot:**	**$12.19**
Priority Class 2:	**$1,500**	**Total Facility Replacement Construction Cost:**	**$26,806,000**
Priority Class 3:	**$462,800**	**Facility Replacement Cost per Square Foot:**	**$695**
Grand Total:	**$470,300**	**FCNI:**	**2%**

BRADLEY BUILDING (VACANT)

BUILDING REPORT

The Bradley Building is located in Las Vegas and is currently vacant and has been vacant for 5 - 6 years. The building is a three story concrete and steel framed structure with metal clad siding and glazed curtain wall panels at the corners. The built up roofing system in poor condition. The HVAC system is mostly original 1975 components and consists of a roof mounted chiller and cooling tower, three supplemental AC units and the original gas fired boiler inside of the roof penthouse. There are two air handlers on each of the three floors which are also original units. Some of the controls for the system are missing and the whole system is in poor condition. Likewise the electrical infrastructure is original construction and is not compliant with current NFPA 70e Code. The building is supplied from the street by an asbestos water line. The fire suppression riser is tapped from the main line inside of the building and is lacking a reduced pressure double check valve. Since the last FCA Survey, the Las Vegas Valley Water District has installed an underground backflow prevention device on the building water supply. The facility is in need of several ADA accessibility upgrades including restrooms, signage and elevator components. The building is protected by fire suppression and fire alarm systems. Surrounding the facility is xeriscape with a few shrubs and trees. There is a parking area located adjacent to the building with designated ADA accessible parking spaces.
The building has been vacant for 5 - 6 years and currently is not occupiable. Due to the magnitude of the recommended work required to refurbish and re-commission the building, the building will likely be required to be brought up to current building code from the adopted code at the time of construction in 1975. The extent of this upgrade work is unknown without an architectural review and will be addressed in this report. This code analysis would also assist in obtaining a new Certificate of Occupancy.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $468,200**

Currently Critical **Immediate to Two Years**

Project Index #: 0266SFT9

ARCHITECTURAL CODE REVIEW

Construction Cost $75,000

The building has been vacant for 5 - 6 years. Many systems within the building need to be replaced or refurbished including the entire mechanical system, electrical system and the two elevators. The magnitude of the construction work necessary for occupancy will likely require the entire building be brought up to current code from the 1970 Uniform Building Code (UBC). The code required scope and cost of needed improvements can only be determined through a full architectural code review. The review will include but not limited to seismic, exterior building envelope (insulation & windows), accessibility and means of egress. The cost for the necessary improvements are not included in this estimate.

Project Index #: 0266ADA6

BUILDING ADA IMPROVEMENTS

Construction Cost $183,200

The restrooms are not ADA compliant and the building is lacking ADA compliant signage. This project would provide for restroom modifications including needed wall changes, new fixtures, and a sign package for the entire facility. The 2018 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 06/05/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/14/2022.

Project Index #: 0266SFT8

FIRE ALARM INSTALLATION

Construction Cost $179,000

This building is equipped with an automatic fire detection and alarm system that is the original system and should be scheduled for replacement. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. When completed, the new system will provide smoke detection, horns and strobes throughout the facility in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.
This project or a portion there of was previously recommended in the FCA reports dated 06/05/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/14/2022.

Project Index #: 0266SFT10

FIRE SPRINKLER HEAD INSPECTION **Construction Cost $6,000**

A visual survey of the fire sprinkler system in this building indicates the system is original to the building and approaching 50 years old. NFPA 25 is the standard governing inspection, testing and maintenance of water-based fire protection systems. According to NFPA 25, standard wet type fire sprinkler system heads shall be replaced or a sample tested periodically depending on the type of sprinkler head: Every 10 years for Dry Pendent heads (for freezing locations i.e. walk-in freezers), 20 years for Fast Response heads and 50 years Standard Response heads. The tests shall be repeated every 10 years thereafter. The testing requires removal of 1% of the sprinkler heads or minimum of 4 whichever is more and sent to a listed testing lab. This project will fund the testing required to satisfy NFPA 25 for this fire sprinkler system. Any additional testing or sprinkler replacement is not included in this estimate.

Project Index #: 0266SFT11

REDUCED PRESSURE DETECTOR ASSEMBLY INSTALLATION **Construction Cost $25,000**

The fire suppression system and domestic water supply are on a common supply from the municipality. The domestic water supply in this building is not protected from the fire suppression system by a reduced pressure detector assembly (RPDA). Prior to occupancy, this project will provide funding for the installation of an RPDA.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: 12,276,100**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0266ADA4

BREAK ROOM REMODEL **Construction Cost $109,000**

The kitchenettes and associated cabinets in the employee break rooms are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the ADA Standards For Accessible Design should be incorporated into the design such as providing an accessible sink. The estimate is for remodeling 3 break rooms, one on each floor.
This project or a portion thereof was previously recommended in the FCA report dated 06/05/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/14/2022.

Project Index #: 0266ELE4

ELECTRICAL REPLACEMENT **Construction Cost $2,973,700**

This building is over 45 years old and the electrical system is not compliant with NFPA 70e and a complete replacement is needed prior to occupancy. In addition, interior and exterior lighting, lighting controls and the phone / data systems need replacement. This project would provide funding to replace the electrical system, lighting and communication systems. Electrical coordination and Arc Flash studies are also included in this project.
This project or a portion thereof was previously recommended in the FCA report dated 02/05/2008 and 06/05/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/14/2022.

Project Index #: 0266INT5

ELEVATOR REFURBISHMENT **Construction Cost $1,515,400**

The two elevators in the building are non-functioning and the hydraulic piping has been disconnected to prevent use. Prior to occupancy, the two elevators must be completely refurbished or replaced. This project will fund the complete refurbishment of the elevators including shaft repairs, mechanical, electrical and controls upgrades.

Project Index #: 0266EXT4

EXTERIOR FINISHES **Construction Cost $197,900**

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 the metal paneling and stucco and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted 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 #: 0266EXT2

EXTERIOR INSULATION & FINISH SYSTEM REPAIRS **Construction Cost $15,000**

The EIFS (Exterior Insulation and Finish System) near the South building exit and at the column areas is showing signs of damage, cracking and appears to be failing. This project will provide for repair and painting the damaged areas.
This project or a portion there of was previously recommended in the FCA reports dated 02/10/2005, 02/05/2008 and 06/05/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/14/2022.

Project Index #: 0266EXT1

EXTERIOR METAL WALL PANEL REPLACEMENT **Construction Cost $989,500**

The exterior is a dark anodized enamel aluminum wall panel system and is faded due to weather. The dark color increases summertime heat gain, which puts a strain on the HVAC system. There is also discoloration on the south side of the building below the state seal. The wall system has been in place for more than 45 years and has reached the end of its expected life. This project recommends replacing it with a new metal wall panel system. Includes removal and disposal of the old system.
This project or a portion there of was previously recommended in the FCA reports dated 02/10/2005, 02/05/2008, 06/05/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/14/2022.

Project Index #: 0266INT3

FLOORING REPLACEMENT **Construction Cost $192,000**

The VCT (vinyl composite tile) and carpet in the building are damaged and have reached the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 2 - 3 years. The flooring mastic has known ACM and therefore abatement is necessary which is included in a separate project.

Project Index #: 0266HVA1

HVAC REPLACEMENT **Construction Cost $2,990,000**

The building is equipped with a central heating and air conditioning system controlled by a combination pneumatic / direct digital control system. The HVAC equipment is original, is inoperable and is past the end of its useful life. A complete replacement is necessary prior to occupancy. The replacement includes replacement of all piping and air distribution system,
This project or a portion thereof was previously recommended in the FCA reports dated 02/10/2005, 02/05/2008 and 06/05/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of03/14/2022.

Project Index #: 0266INT6

INTERIOR DEMOLITION **Construction Cost $678,600**

Due to the magnitude of work required to replace the mechanical, electrical and plumbing systems in the building, demolition of ceiling systems, some walls, and flooring is recommended. From previous asbestos surveys, the flooring mastic and drywall systems do contain asbestos. Abatement procedures during demolition is included in this estimate.

Project Index #: 0266INT2

INTERIOR FINISHES **Construction Cost $282,800**

The interior finishes are in poor condition. Prior to occupancy, it is recommended that the interior walls and ceilings be painted 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 #: 0266INT7

INTERIOR IMPROVEMENTS **Construction Cost $650,300**

This project will replace the ceiling systems and include limited repair of wall systems as a result of the required interior demolition.

Project Index #: 0266PLM5

PLUMBING REPLACEMENT **Construction Cost $1,118,800**

The plumbing and waste system is older and in poor condition. Most of the system appears to be original to the building and should be scheduled for replacement. The sewer lines are rusted and failing especially underground. This project recommends replacing all of the water and sewer lines in the building including the underground waste lines. This estimate includes removal and disposal of the existing system as required.

Project Index #: 0266SIT3

ROOF DRAIN DOWNSPOUT MODIFICATIONS **Construction Cost $10,000**

The roof drain downspouts currently terminate within inches of the building with no continuous drainage away from the foundation. This is causing the water to pool next to the foundation and damage the foundation and the sloped concrete and stone walls at the base of the building. Water also flows across the concrete sidewalks causing damage to the concrete and creating a potential slipping hazard. This project would provide for the extension of the roof drains from the downspouts to approximately 5'-0" away from the perimeter of the building to prevent pooling and damage to the building.

This project or a portion thereof was previously recommended in the FCA report dated 02/05/2008 and 06/05/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/14/2022.

Project Index #: 0266EXT3

ROOF REPLACEMENT **Construction Cost $253,100**

The rolled asphalt roof on this building was in poor condition at the time of the survey. Efforts have been made to repair leaks many times, but the water proofing ability of the roofing is at the end of its useful life. It is recommended that this building be re-roofed in the next 1-2 years with a new single ply roofing membrane and new underlayment. This estimate includes removal and disposal of the old roofing.

This project or a portion thereof was previously recommended in the FCA reports dated 02/10/2005, 02/05/2008 and 06/05/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/14/2022.

Project Index #: 0266EXT5

STOREFRONT SYSTEM AND GLAZING REPLACEMENT **Construction Cost $260,000**

There is an exterior aluminum entrance as well as horizontal and vertical storefront window systems that are original to the building. They are damaged from age and general wear and tear and are a constant maintenance problem. This project would provide for the replacement and installation of new aluminum storefront systems including hardware. Removal and disposal of the existing storefronts is included in this estimate.

Project Index #: 0266PLM4

WATER SUPPLY PIPING REPLACEMENT **Construction Cost $40,000**

The underground water supply piping to the building is original and has asbestos containing materials (ACM). This project will fund the replacement of the water line with new code compliant water line.

BUILDING INFORMATION:

Gross Area (square feet):	**28,275**	**IBC Occupancy Type 1:**	**100 % B**
Year Constructed:	**1975**	**IBC Occupancy Type 2:**	**%**
Exterior Finish 1:	**90 % Metal Siding**	**Construction Type:**	**Concrete & Steel**
Exterior Finish 2:	**10 % Glazing**	**IBC Construction Type:**	**IV**
Number of Levels (Floors):	**3 Basement? No**	**Percent Fire Supressed:**	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$468,200**	**Project Construction Cost per Square Foot:**	**$450.73**
Priority Class 2:	**$12,276,100**	**Total Facility Replacement Construction Cost:**	**$19,792,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$700**
Grand Total:	**$12,744,300**	**FCNI:**	**64%**

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 341.128 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

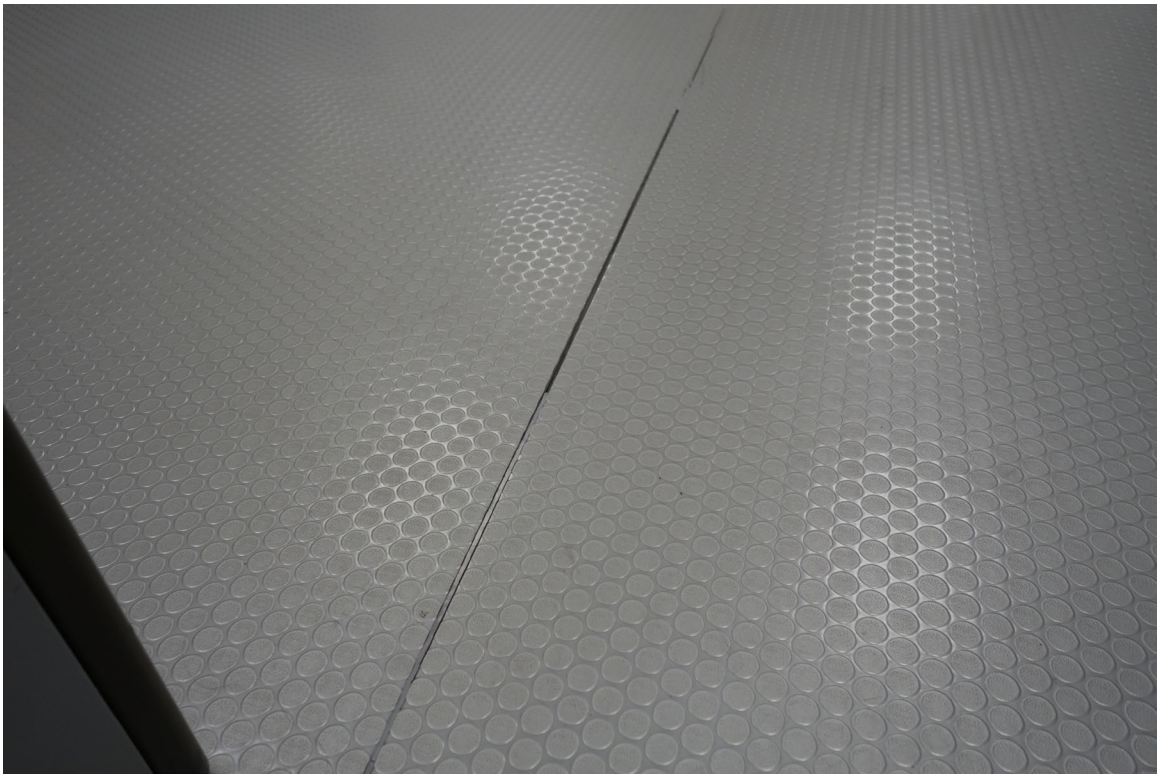
State Public Works Division	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile

East Sahara Site – FCA Site #9977
Description: Parking Area View to East.

East Sahara Site – FCA Site #9977
Description: Parking Area View to North.

DMV Office Building – FCA Building #3759
Description: Exterior of the Building.

DMV Office Building – FCA Building #3759
Description: Typical Interior Office.



DMV Office Building – FCA Building #3759
Description: Seam Welding Repairs on Vinyl Flooring Needed.

Bradley Building (Vacant) – FCA Building #0266
Description: Exterior of the Building.

Bradley Building (Vacant) – FCA Building #0266
Description: Elevator Physically Disabled Pending Refurbishment.

Bradley Building (Vacant) – FCA Building #0266
Description: Fire Riser Reduced Pressure Backflow Needed.

Bradley Building (Vacant) – FCA Building #0266
Description: Electrical Equipment Replacement Needed.

Bradley Building (Vacant) – FCA Building #0266
Description: Fire Alarm System Replacement Needed.

Bradley Building (Vacant) – FCA Building #0266
Description: HVAC System Beyond Useful Life.

Bradley Building (Vacant) – FCA Building #0266
Description: Storefront & Glazing Replacement Needed.