

State of Nevada  
Department of Administration / Buildings & Grounds Division  
Bradley Building – DMV – B & G Maintenance Office  
Facility Condition Analysis

# EAST SAHARA SITE

2501 East Sahara Avenue  
Las Vegas, Nevada 89102

**Site Number: 9977, Building Number's: 0255, 0266, 0718, 2062**

## **STATE OF NEVADA PUBLIC WORKS BOARD FACILITY CONDITION ANALYSIS**



Report Printed in March 2008

State of Nevada  
Department of Administration / Buildings & Grounds Division  
Bradley Building – DMV – B & G Maintenance Office  
Facility Condition Analysis

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 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 SPWB 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 Board to assess the needs of the Building and/or Site and to help support future requests for 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 .60 or 60% 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. Buil	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 2501 East Sahara Ave. Las Vegas	28275	1975	2/5/2008	\$213,700	\$1,866,575	\$911,375	\$2,991,650	\$8,482,500	35%
2062	DMV INSPECTION TRAINING GARAGE 2701 East Sahara Ave. Las Vegas	838	1976	2/5/2008	\$31,866	\$14,704	\$8,380	\$54,950	\$167,600	33%
0255	DMV REGISTRATION/VEHICLE INSPECTION CTR 2701 East Sahara Ave. Las Vegas	25282	1976	2/5/2008	\$30,000	\$721,486	\$252,820	\$1,004,306	\$7,584,600	13%
0718	B & G MAINTENANCE BUILDING / DOIT GARAGE 2621 East Sahara Ave. Las Vegas	7879	1987	2/5/2008	\$134,395	\$81,032	\$78,790	\$294,217	\$2,363,700	12%
9977	EAST SAHARA SITE 2601 East Sahara Ave. Las Vegas	0		2/5/2008	\$25,000	\$0	\$228,600	\$253,600	\$0	0%
<b>Report Totals.....:</b>		<b>62,274</b>			<b>\$434,961</b>	<b>\$2,683,797</b>	<b>\$1,479,965</b>	<b>\$4,598,723</b>	<b>\$18,598,400</b>	<b>25%</b>

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**EAST SAHARA SITE**

SPWB Facility Condition Analysis - 9977

Survey Date: 2/5/2008

**EAST SAHARA SITE****BUILDING REPORT**

The East Sahara Site consists of the Bradley Building, Department of Motor Vehicles (DMV) Registration and Vehicle Inspection Center, Buildings and Grounds Maintenance Office and Shops / Department of Information Technology Garage and DMV Training Garage. There is parking, access roads and landscaped medians also located on this large parcel of land. The site is generally in good condition.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$25,000****Currently Critical****Immediate to Two Years****ADA PARKING UPGRADE****Project Index #: 9977ADA1****Construction Cost \$25,000**

The existing three ADA curb ramps that lead from the parking lot to the sidewalk in front of the Bradley Building are too steep, they all exceed 1:12. The maximum slope allowed for these ramps is 1:12. The maximum slope allowed for the flared sides of these ramps is 1:10. Refer to IBC/ANSI A117.1 - 2003 Chapter 4. It is recommended these curb ramps be replaced. Saw cutting, removal and disposal of concrete is included in this estimate.

IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

This project or a portion there of was previously recommended in the FCA report dated 03/17/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2008.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$228,600****Long-Term Needs****Four to Ten Years****SLURRY SEAL ASPHALT PAVING****Project Index #: 9977SIT1****Construction Cost \$228,600**

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.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$25,000</b>
<b>Priority Class 2:</b>	<b>\$0</b>
<b>Priority Class 3:</b>	<b>\$228,600</b>
<b>Grand Total:</b>	<b>\$253,600</b>

## DMV INSPECTION TRAINING GARAGE BUILDING REPORT

The DMV Inspection Training Garage is a concrete masonry unit and steel framed structure. It has a single-ply roofing system and an exterior stucco finish. The interior consists of an open classroom setting with a unisex restroom that is not ADA compliant. The interior finish is painted gypsum board. This building was designed as a garage with two overhead coiling doors. The main entrance is through a side man door. It is in fair condition.

### PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$31,866

#### Currently Critical

#### Immediate to Two Years

#### ADA UPGRADE

Project Index #: 2062ADA1  
Construction Cost \$25,000

The only restroom in this building is not compliant with the Americans with Disabilities Act (ADA) regulations and a retrofit is necessary. Given the current configuration of the bathroom, the work will include the installation of a new water closet, a urinal, sink, grab bars, faucets, mirrors, dispensers, hardware and to provide for a unisex restroom. It is also necessary to create an accessible parking area for this building to comply. The parking lot near the building is compliant and proper striping is the only thing necessary to achieve this. A marked crossing across the vehicle way will also be required.

The building is lacking ADA signage. Americans with Disabilities Act (ADA) regulations pertaining to building access, route of travel and restrooms 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. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances, route of travel inside the building and restrooms.

IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

This project or a portion there of was previously recommended in the FCA report dated 03/17/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

#### EXIT SIGN & EGRESS LIGHTING UPGRADE

Project Index #: 2062SFT1  
Construction Cost \$1,000

The existing exit signs in this building are older types and should be replaced with new self-illuminated or LED style signs with battery-backed internal systems. Emergency exit lighting should be installed and/or replaced to provide illumination along the egress route.

This project or a portion there of was previously recommended in the FCA report dated 03/17/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

#### FIRE ALARM SYSTEM INSTALLATION

Project Index #: 2062SFT2  
Construction Cost \$5,866

This building is lacking a fire alarm and detection 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.

This project or a portion there of was previously recommended in the FCA report dated 03/17/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$14,704****Necessary - Not Yet Critical****Two to Four Years****INTERIOR FINISHES****Project Index #: 2062INT2****Construction Cost \$4,190**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion there of was previously recommended in the FCA report dated 03/17/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

**LIGHTING UPGRADE****Project Index #: 2062ELE1****Construction Cost \$2,514**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Occupancy sensors will be installed in restrooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 03/17/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

**REPLACE EXTERIOR DOOR****Project Index #: 2062EXT4****Construction Cost \$4,000**

The existing exterior commercial grade metal door assemblies appear to be original to the building. They are showing signs of wear and deterioration from constant use and abuse. Due security concerns and the condition of the doors, this project recommends the installation of new metal doors, frames and hardware and includes the disposal of the existing door assemblies.

This project or a portion there of was previously recommended in the FCA report dated 03/17/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

**REPLACE OVERHEAD COILING DOOR****Project Index #: 2062EXT2****Construction Cost \$4,000**

The existing overhead coiling door appears to be original to the building. It has been damaged and is showing signs of wear and deterioration. The trim around the perimeter of the door is also damaged. This building is being used as a classroom and the door is not used very frequently. It has been stated that larger pieces of equipment are used occasionally in the classroom and the size of the door is necessary. It is recommended that it be replaced with a new insulated overhead coiling door and also the trim be replaced.

This project or a portion there of was previously recommended in the FCA report dated 03/17/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$8,380****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2062EXT3****Construction Cost \$8,380**

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. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions. An elastomeric paint is recommended for the stucco.

This project or a portion there of was previously recommended in the FCA report dated 03/17/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.



**BUILDING INFORMATION:**

Gross Area (square feet): 838  
Year Constructed: 1976  
Exterior Finish 1: 100 % Painted Stucco / EIFS  
Exterior Finish 2: %  
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: V-B

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$31,866	Project Construction Cost per Square Foot:	\$65.57
Priority Class 2:	\$14,704	Total Facility Replacement Construction Cost:	\$168,000
Priority Class 3:	\$8,380	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$54,950	FCNI:	33%

**B & G MAINTENANCE BUILDING / DOIT GARAGE**

SPWB Facility Condition Analysis - 0718

Survey Date: 2/5/2008

**B & G MAINTENANCE BUILDING / DOIT GARAGE****BUILDING REPORT**

The Buildings and Grounds Maintenance building is a concrete masonry unit and steel framed structure on a concrete slab-on-grade foundation. It has an asphalt composition roof. The facility contains offices and shop areas for Buildings and Grounds maintenance personnel. The Department of Information Technology also has a small office / shop area located in the building. It is lacking ADA accessibility. The existing ADA parking stall has a slope that exceeds 2% and does not have a fully compliant route of travel to the main entrance. The facility is in fair shape.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$134,395****Currently Critical****Immediate to Two Years****Project Index #: 0718ADA1****Construction Cost \$85,000****ADA UPGRADES**

The accessible parking area in front of the building is too steep. The accessible route from the dedicated parking area to the front door of the building is too steep. The door hardware at the entrance is not compliant. It is recommended that lever hardware be installed on the entrance and office doors that require use by the public and that the parking area and access routes be made accessible.

The building is lacking ADA signage. Americans with Disabilities Act (ADA) regulations pertaining to building access, route of travel and restrooms 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. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances, route of travel inside the building and restrooms.

The existing water closets in the restrooms are too high. The dispensers are mounted too close to the front of the water closet. These items need to be corrected.

This building contains a water fountain. The IBC-2006 Section 1109.5 states that where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of an ADA compliant water fountain. The installation of the water fountain must comply with ICC/ANSI A117.1-2003 and the most current edition of the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

This project or a portion there of was previously recommended in the FCA report dated 03/13/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

**Project Index #: 0718SFT3****Construction Cost \$5,000****EXIT SIGN & EGRESS LIGHTING UPGRADE**

The existing exit signs in this building are older types and should be replaced with new self-illuminated or LED style signs with battery-backed internal systems. Emergency exit lighting should be installed and/or replaced to provide illumination along the egress route.

This project or a portion there of was previously recommended in the FCA report dated 03/13/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

**Project Index #: 0718SFT1****Construction Cost \$39,395****FIRE ALARM SYSTEM INSTALLATION**

This building is lacking a fire alarm and detection 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.

This project or a portion there of was previously recommended in the FCA report dated 03/13/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

## **STORAGE MEZZANINE STRUCTURAL INVESTIGATION**

**Project Index #: 0718SFT4**  
**Construction Cost \$5,000**

There is a storage mezzanine located in the B & G shop area. There appears to be no drawings or records on file to indicate whether this was building to current building code requirements for a design load of 125 pounds per square foot for storage. This project would provide for a structural assessment of the storage mezzanine framing by a licensed design professional.

## **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$81,032**

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

## **INTERIOR FINISHES**

**Project Index #: 0718INT2**  
**Construction Cost \$39,395**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion there of was previously recommended in the FCA report dated 03/13/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

## **LIGHTING UPGRADE**

**Project Index #: 0718ELE1**  
**Construction Cost \$23,637**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Occupancy sensors will be installed in restrooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 03/13/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

## **REPLACE HOT WATER HEATER**

**Project Index #: 0718PLM1**  
**Construction Cost \$3,000**

The average life span of a water heater is eight to ten years. The existing 30 gallon propane water heater in the building has reached the end of its expected life and is not energy efficient. It is recommended that a new gas appliance be installed for more efficient use of energy. This project would provide for the removal and disposal of the old water heater and installation of a new 30 gallon gas water heater. This estimate includes: 100 feet of gas pipe, fittings, couplers, and labor for installation.

This project or a portion there of was previously recommended in the FCA report dated 03/13/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

## **WOOD SHOP DUST COLLECTION SYSTEM**

**Project Index #: 0718HVA1**  
**Construction Cost \$15,000**

The building has a woodshop which has an inoperative dust collection system. The existing exhaust equipment has reached the end of its expected life and has already been removed from the shop. This project recommends installing a new dust collection system.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$78,790****Long-Term Needs****Four to Ten Years****Project Index #: 0718EXT3****EXTERIOR FINISHES****Construction Cost \$78,790**

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. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

This project or a portion thereof was previously recommended in the FCA report dated 03/13/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

**BUILDING INFORMATION:****Gross Area (square feet): 7,879****Year Constructed: 1987****Exterior Finish 1: 100 % Painted CMU****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 40 % B****IBC Occupancy Type 2: 60 % S-1****Construction Type: Concrete Masonry Units & Steel****IBC Construction Type: V-B****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$134,395</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$37.34</b>
<b>Priority Class 2:</b>	<b>\$81,032</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$2,364,000</b>
<b>Priority Class 3:</b>	<b>\$78,790</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$300</b>
<b>Grand Total:</b>	<b>\$294,217</b>	<b>FCNI:</b>	<b>12%</b>

**BRADLEY BUILDING**

SPWB Facility Condition Analysis - 0266

Survey Date: 2/5/2008

**BRADLEY BUILDING****BUILDING REPORT**

The Bradley Building is located in Las Vegas and houses the Department of Business and Industry offices. The building is a three story structure with metal cladding for siding and some corner windows. Surrounding the building is some xeriscape with a few shrubs and trees. There is a parking area located adjacent to the building. The building does not have an ADA compliant entrance into the building from the designated route of travel. The interior is mostly ADA compliant. The facility is in fair shape.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$213,700****Currently Critical****Immediate to Two Years****ACCESSIBLE WATER FOUNTAIN****Project Index #: 0266ADA2****Construction Cost \$9,000**

This building contains a water fountain on each floor level. IBC-2006 Section 1109.5 states that where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of an ADA compliant water fountain. The installation of the water fountain must comply with ICC/ANSI A117.1-2003 and the most current edition of the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

This project or a portion there of was previously recommended in the FCA report dated 02/10/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

**ADA ENTRANCE RAMP****Project Index #: 0266ADA1****Construction Cost \$75,000**

The sidewalk leading to the entrances of the building is steeper than 5%, which qualifies as a ramp according the 2006 IBC, therefore an accessible ramp should be installed to comply with the Americans with Disabilities Act (ADA) regulations. IBC/ANSI A117.1 - 2003 Chapter 4 explains that an accessible route shall not have a walking surface with a slope steeper than 1:12 (8.33%). Please refer to this section for a full explanation of the code. The final design of the ramp may impact this cost estimate.

IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

This project or a portion there of was previously recommended in the FCA report dated 02/10/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

**EMPLOYEE BREAK ROOM REMODEL****Project Index #: 0266SFT3****Construction Cost \$700**

There is a portion of the existing garage located along the north side of the building which has been converted to an employee break room. The ceiling in this space is less than the required 7'-6" minimum ceiling height for habitable spaces. In addition, the corridor serving the space does not meet the requirements for egress. The only way into the space is through a narrow corridor. This project recommends abandoning the use of this space as an employee break room and converting it into a storage room. Signage indicating the use of the space for storage is suggested.

**FIRE CAULK PENETRATIONS****Project Index #: 0266SFT5****Construction Cost \$12,500**

Numerous locations throughout the building have piping, conduits and other penetrations through fire rated assemblies.

This project would provide fire caulking and/or Intumescent and listed sealants to return the assemblies to full rating.

This project or a portion there of was previously recommended in the FCA report dated 02/10/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

**Project Index #: 0266PLM3**

**Construction Cost \$25,000**

#### **INSTALL BACKFLOW PREVENTION ON DOMESTIC WATER**

State Health law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure.

This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion there of was previously recommended in the FCA report dated 02/10/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

**Project Index #: 0266PLM2**

**Construction Cost \$25,000**

#### **INSTALL BACKFLOW PREVENTION ON FIRE LINE**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure.

This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion there of was previously recommended in the FCA report dated 02/10/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

**Project Index #: 0266SFT2**

**Construction Cost \$15,000**

#### **INSTALL FIRE RATED MAGNETIC DOOR HOLDERS**

Doors located in the fire rated corridors are required to have an electro-magnetic fire rated magnetic door holders if they are open during business hours. These doors primarily are located in the fire rated corridor which provides access into the office spaces or in the corridor itself, typical of all three levels. This creates a fire code violation unless there are door holders that can be released by the Fire Alarm System. This Project would remove all kick-down type door holders throughout the building, and install electro-magnetic door holders connected to the Fire Alarm System.

This project or a portion there of was previously recommended in the FCA report dated 02/10/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

**Project Index #: 0266ELE1**

**Construction Cost \$1,500**

#### **INSTALL GFCI OUTLETS**

Each restroom has a standard Decora style outlet near the sink. These outlets must be changed to GFCI type outlets per the NEC. This project would provide for the purchase and installation of GFCI duplex outlets.

This project or a portion there of was previously recommended in the FCA report dated 02/10/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

**Project Index #: 0266SFT4**

**Construction Cost \$15,000**

#### **PROVIDE EGRESS**

The building exit in the South side does not have a clear and unobstructed path to a public way. This project would provide a 48" wide concrete walkway from the building to the public way. This price includes 4" thick concrete over a compacted sub-grade.

This project or a portion there of was previously recommended in the FCA report dated 02/10/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

## **REPLACE VARIABLE FREQUENCY DRIVES**

**Project Index #: 0266HVA3**

**Construction Cost \$35,000**

The Variable Frequency Drives throughout the building have been disabled. Staff reports that the VFD's are undersized for their application and have purposely been by-passed from the HVAC system. This project would provide for purchase and installation of VFD's which have the correct capacity for their application. This project should coincide with the HVAC replacement project.

## **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$1,866,575**

**Necessary - Not Yet Critical**

**Two to Four Years**

## **ELEVATOR MACHINE ROOM VENTILATION**

**Project Index #: 0266HVA2**

**Construction Cost \$25,000**

The elevator Machine Room appears to have solid state elevator equipment located inside. The IBC 2006, Chapter 30, Section 3006.2 requires ventilation of the elevator Machine Room. This project will provide for a ventilation system for this room. It is recommended that this work be done at the same time as the HVAC upgrades.

This project or a portion there of was previously recommended in the FCA report dated 02/10/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

## **HVAC UPGRADE**

**Project Index #: 0266HVA1**

**Construction Cost \$1,500,000**

The building is equipped with a central heating and air conditioning system. The maintenance staff and building occupants report that the air conditioning and heating in the building does not maintain a consistent temperature. The addition of computers and other electronic equipment, which gives off heat, was thought to contribute to problems with the cooling system. It was also noted that the heat in the building is inadequate. The boiler serves the third floor and the perimeter around the first floor. The second floor is not heated and the ductwork is inadequate.

This project recommends a building-wide system upgrade which includes the boilers and duct system in the next two to three years. The cooling tower was replaced as observed at the 02/05/2008 survey and is removed from this project.

This project or a portion there of was previously recommended in the FCA report dated 02/10/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

## **INSTALL CARPET TRANSITION**

**Project Index #: 0266INT1**

**Construction Cost \$1,000**

In several locations the carpet to tile floor transition has no transition strip and the tile is chipping. This project would install a metal or vinyl transition at each carpet/tile interface.

This project or a portion there of was previously recommended in the FCA report dated 02/10/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

## **INTERIOR FINISHES**

**Project Index #: 0266INT2**

**Construction Cost \$141,375**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion there of was previously recommended in the FCA report dated 02/10/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

## **MODIFY DRAINAGE**

**Project Index #: 0266SIT3**

**Construction Cost \$5,000**

The downspouts from the roof drains currently terminate at the angled foundation wall with no continuous drainage away from the foundation. This is causing the water to erode and damage the foundation. The water also flows across the sidewalk that surrounds the building which is causing damage to the sidewalks and proposes a potential slipping hazard. This project provides allowance for extending 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.

### **RELOCATE SPRINKLER HEADS**

**Project Index #: 0266EXT45**  
**Construction Cost \$25,000**

Numerous areas in the facility have inadequate sprinkler coverage due to recent partition wall construction, which has cut-off many sprinkler heads. This project would re-design the system and correct the coverage deficiencies.

This project or a portion there of was previously recommended in the FCA report dated 02/10/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

### **REPAIR EXTERIOR INSULATION & FINISH SYSTEM**

**Project Index #: 0266EXT2**  
**Construction Cost \$6,000**

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 removal and repair of damaged areas.

This project or a portion there of was previously recommended in the FCA report dated 02/10/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

### **REPAIR LANDSCAPE CURB / ELECTRICAL OUTLETS**

**Project Index #: 0266SIT2**  
**Construction Cost \$12,000**

There are damaged 6" concrete landscaping curbs near the entrance to the building and the exterior duplex outlets are damaged and are not GFCI rated. This project would remove, dispose of and replace the 6" concrete curbs and replace the exterior duplex outlets with new GFCI duplex outlets.

This project or a portion there of was previously recommended in the FCA report dated 02/10/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

### **REPLACE BROKEN OUTLETS**

**Project Index #: 0266ELE2**  
**Construction Cost \$1,200**

Throughout the building, but especially in the corridors, there are broken Decora style outlets. This project would replace the broken outlets and install Hospital Grade outlets in the corridors.

This project or a portion there of was previously recommended in the FCA report dated 02/10/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

### **REPLACE ROOF**

**Project Index #: 0266EXT3**  
**Construction Cost \$150,000**

At the time of this survey, 2/05/2008, the roof was in fair shape with a few locations where the three-ply was beginning to peel back. A previous leak from the chiller has created a spongy area where the water ponded. This roof is not currently under the State wide roofing program warranty. It is recommended that this building be re-roofed within the next two to three years.

This project or a portion there of was previously recommended in the FCA report dated 02/10/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

### **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$911,375**

#### **Long-Term Needs**

#### **Four to Ten Years**

### **EXTERIOR FINISHES**

**Project Index #: 0266EXT4**  
**Construction Cost \$141,375**

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. An elastomeric paint is recommended for the stucco portion of the building. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.



**Project Index #: 0266EXT1**

**Construction Cost \$770,000**

## **REPLACE SIDING**

The exterior is a dark anodized enamel aluminum siding 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. This project recommends replacing it with a lighter enameled siding for increased energy efficiency. Includes removal and disposal of old siding.

This project or a portion there of was previously recommended in the FCA report dated 02/10/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

## **BUILDING INFORMATION:**

**Gross Area (square feet): 28,275**

**Year Constructed: 1975**

**Exterior Finish 1: 90 % Metal Siding**

**Exterior Finish 2: 10 % Glass and Aluminum**

**Number of Levels (Floors): 3 Basement? No**

**IBC Occupancy Type 1: 100 % B**

**IBC Occupancy Type 2: %**

**Construction Type: Concrete & Steel**

**IBC Construction Type: II-FR**

## **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$213,700</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$105.81</b>
<b>Priority Class 2:</b>	<b>\$1,866,575</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$8,482,000</b>
<b>Priority Class 3:</b>	<b>\$911,375</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$300</b>
<b>Grand Total:</b>	<b>\$2,991,650</b>	<b>FCNI:</b>	<b>35%</b>

**DMV REGISTRATION/VEHICLE INSPECTION CTR**

SPWB Facility Condition Analysis - 0255

Survey Date: 2/5/2008

**DMV REGISTRATION/VEHICLE INSPECTION CTR****BUILDING REPORT**

The DMV Registration / Vehicle Inspection Center is a concrete masonry unit and steel framed structure on a concrete slab-on-grade foundation. It has a single-ply roofing system and a stucco finish over the CMU. It provides vehicle registration, driver's license and inspection services for the public. The facility is ADA compliant and in fair shape.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$30,000****Currently Critical****Immediate to Two Years****AIR CONDITIONING IN COMPUTER ROOM****Project Index #: 0255HVA1****Construction Cost \$5,000**

At the time of the building survey, the computer room was warmer than the rest of the building. It did not appear to have ample air conditioning or ventilation. The computer equipment operates best when the temperature is under 80 degrees. It is recommended this room have its own air conditioning system to be operated independently from the rest of the building.

This project or a portion there of was previously recommended in the FCA report dated 03/17/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

**EXIT SIGN & EGRESS LIGHTING UPGRADE****Project Index #: 0255SFT1****Construction Cost \$25,000**

The existing exit signs in this building are older types and should be replaced with new self-illuminated or LED style signs with battery-backed internal systems. Emergency exit lighting should be installed and/or replaced to provide illumination along the egress route.

This project or a portion there of was previously recommended in the FCA report dated 03/17/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$721,486****Necessary - Not Yet Critical****Two to Four Years****CHEMICAL FREE WATER TREATMENT****Project Index #: 0255HVA3****Construction Cost \$25,000**

The cooling tower has a chemical water treatment system which is currently serviced by a local vendor. The equipment is older and should be scheduled for replacement in the next two to three years. The maintenance staff requested a Dolphin or similar chemical free water treatment system to replace it. This project would provide for removal and disposal of the existing equipment and installation of a chemical free water treatment system.

**INSTALL ENERGY MANAGEMENT SYSTEM****Project Index #: 0255ENR1****Construction Cost \$80,000**

This project recommends the installation of an Energy Management System (EMS) for the building. This system will monitor and control the heating, ventilation, air conditioning and lighting equipment through a central computer system. Electronic sensors will be installed on each piece of equipment which will feed information into the computer system. The maintenance staff can then control and monitor the equipment remotely which will significantly lower energy costs. Along with electricity, gas and water meters, this system will provide detailed reports on energy consumption allowing the maintenance staff to analyze and customize the energy used by the facility.

**Project Index #: 0255INT3**  
**Construction Cost \$126,410**

## **INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

**Project Index #: 0255ELE1**  
**Construction Cost \$75,846**

## **LIGHTING UPGRADE**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Occupancy sensors will be installed in restrooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

**Project Index #: 0255SIT1**  
**Construction Cost \$35,000**

## **REPLACE CONCRETE SIDEWALKS AND INSTALL CURB RAMPS**

The concrete sidewalks appear to be part of the original construction. Deterioration, spalling and cracking has occurred, mainly from exposure to the weather and possible water accumulation. It is recommended the affected sidewalks be removed and replaced.

The sidewalk from the staff accessible parking area has a cross slope that is too steep. CABO/ANSI A117.1 - 1992 Section 4.3.6 states "The cross slope of an accessible route shall not be steeper than 2 percent. It is recommended 30 feet of sidewalk be replaced.

Two curb ramps exist at the front of the building and have a level change from the ramp to the parking area more than 1/2". The transition between the raised area and the parking lot should be level. It also has one flared side that is too steep. The slope on a second curb ramp is also too steep. It is recommended that these ramps be replaced.

IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/10/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

**Project Index #: 0255EXT3**  
**Construction Cost \$379,230**

## **REPLACE ROOF**

This building has a single-ply roofing system which is showing signs of age and deterioration. There have also been several leaks reported by the staff. This roof has reached the end of its expected life and should be scheduled for replacement in the next 2 to 3 years. This project would provide for the removal of the existing single-ply roofing system and installation of a new single-ply roofing system consistent with the State-Wide Roofing Program.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

## **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$252,820**

### **Long-Term Needs**

### **Four to Ten Years**

**Project Index #: 0255EXT2**  
**Construction Cost \$252,820**

## **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. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/05/2008.

**BUILDING INFORMATION:**

Gross Area (square feet): 25,282  
Year Constructed: 1976  
Exterior Finish 1: 100 % Painted Stucco / EIFS  
Exterior Finish 2: %  
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: V-B

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$30,000	Project Construction Cost per Square Foot:	\$39.72
Priority Class 2:	\$721,486	Total Facility Replacement Construction Cost:	\$7,585,000
Priority Class 3:	\$252,820	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$1,004,306	FCNI:	13%

**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

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



East Sahara - Site #9977  
Description: Parking area looking east.



East Sahara - Site #9977  
Description: B & G Maintenance Office and yard.



East Sahara - Site #9977  
Description: DMV parking area.



DMV Registration / Inspection Center - Building #0255  
Description: Exterior of the building.





DMV Registration / Inspection Center - Building #0255  
Description: Cooling tower.



DMV Registration / Inspection Center - Building #0255  
Description: Interior of the building.



DMV Registration / Inspection Center - Building #0255  
Description: Roof framing in mechanical space.



DMV Registration / Inspection Center - Building #0255  
Description: Inspection area.





DMV Inspection Training Garage - Building #2062  
Description: Exterior of the building.



Bradley Building - Building #0266  
Description: Non ADA compliant entrance to the building.



Bradley Building - Building #0266  
Description: Cooling tower on the roof.



Bradley Building - Building #0266  
Description: Lobby / Reception area.



Bradley Building - Building #0266  
Description: Damaged stucco at south exit door.



Bradley Building - Building #0266  
Description: Interior view of the building.





B & G Maintenance / DOIT Garage - Building #0718  
Description: Exterior of the building.



B & G Maintenance / DOIT Garage - Building #0718  
Description: Existing "ADA" parking space.



B & G Maintenance / DOIT Garage - Building #0718  
Description: DOIT garage area.



B & G Maintenance / DOIT Garage - Building #0718  
Description: Interior of the B & G office.