

State of Nevada
Department of Conservation & Natural Resources
Department of Wildlife
CNR / Wildlife Offices
Facility Condition Analysis

CNR / WILDLIFE OFFICES LAS VEGAS

4747 Vegas Drive
Las Vegas, Nevada 89108

Site Number: 9878
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report Printed in August 2014

State of Nevada
Department of Conservation & Natural Resources
Department of Wildlife
CNR / Wildlife Offices
Facility Condition Analysis

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: 9878

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 |
|----------------------------|---|---------------|----------|-------------|--------------------|--------------------|--------------------|----------------------|--------------------|------------|
| 1989 | WAREHOUSE / SHOP 4747 Vegas Drive Las Vegas | 4500 | 2000 | 1/30/2014 | \$5,500 | \$27,000 | \$32,400 | \$64,900 | \$675,000 | 10% |
| 2033 | NDF / STATE PARKS OFFICE BUILDING 4747 Vegas Drive Las Vegas | 5974 | 2000 | 1/30/2014 | \$5,500 | \$151,500 | \$0 | \$157,000 | \$1,642,850 | 10% |
| 9878 | CNR / WILDLIFE OFFICES LAS VEGAS SITE 4747 Vegas Drive Las Vegas | | 0 | 1/30/2014 | \$53,000 | \$65,000 | \$15,000 | \$133,000 | | 0% |
| Report Totals.....: | | 10,474 | | | \$64,000 | \$243,500 | \$47,400 | \$354,900 | \$2,317,850 | 15% |

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| NDF / STATE PARKS OFFICE BUILDING | 2033 |
| WAREHOUSE / SHOP | 1989 |

CNR / WILDLIFE OFFICES LAS VEGAS SITE

SPWB Facility Condition Analysis - 9878

Survey Date: 1/30/2014

CNR / WILDLIFE OFFICES LAS VEGAS SITE

BUILDING REPORT

This site is the Southern Region Headquarters for the Department of Conservation & Natural Resources Division of Forestry, Division of State Parks and Nevada Department of Wildlife. The site encompasses four buildings; a shared office building for NDF and State Parks, an office building and annex building for the Department of Wildlife and a shared warehouse for all three divisions. There is a 6' foot chain link fence with three strands of barbed wire surrounding the sides and rear of the warehouse and the parking area in front of the warehouse. The three office buildings are surrounded by xeriscaping and small shrubs and trees. There are concrete walking surfaces connecting the buildings along with paved parking areas and paved ingress and egress routes. The site has ADA accessible parking and directional signage. The site is in good condition and well maintained.

This report only addresses the buildings related to the Department of Conservation and Natural Resources and the shared Warehouse / Shop surveyed in 2014.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$53,000

Currently Critical

Immediate to Two Years

Project Index #: 9878SEC1

Construction Cost \$50,000

SECURITY FENCE INSTALLATION

The chain link perimeter fence is currently around the rear parking area only. For security purposes, the staff has requested to install a security fence around the rest of the property with card-controlled access gates at the street. This project recommends the installation of a 6 foot high 6 gauge wire perimeter chain link fence around the front perimeter with two 14' wide gates with hardware.

Project Index #: 9878SIT4

Construction Cost \$3,000

SITE DRAINAGE IMPROVEMENTS

There are many areas around the site where the grade does not properly slope away from the buildings. Rain accumulates adjacent to the buildings, creating a water problem which may infiltrate the interior during inclement weather. There is soil to wood contact and soil to metal contact which will cause premature deterioration to the building. This project would provide funding to re-grade these problem areas to create a positive slope away from the building and to eliminate any direct soil contact.

This project or a portion thereof was previously recommended in the FCA report dated 02/25/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$65,000

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 9878ENR1

Construction Cost \$65,000

EXTERIOR SOLAR SITE LIGHTING INSTALLATION

There is no site lighting for the access roads and parking areas which is a security and safety concern. This project would provide for the installation of 10 solar powered LED exterior light fixtures, 20 foot tall poles and 30" diameter raised concrete base. This installation will eliminate the need for trenching and electrical connections.

This project or a portion thereof was previously recommended in the FCA report dated 02/25/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$15,000

Long-Term Needs

Four to Ten Years

Project Index #: 9878SIT7

CRACK FILL & SEAL ASPHALT PAVING

Construction Cost \$15,000

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including 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. 25,000 square feet of asphalt area was used to generate this estimate.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| | |
|--------------------------|------------------|
| Priority Class 1: | \$53,000 |
| Priority Class 2: | \$65,000 |
| Priority Class 3: | \$15,000 |
| Grand Total: | \$133,000 |

NDF / STATE PARKS OFFICE BUILDING

SPWB Facility Condition Analysis - 2033

Survey Date: 1/30/2014

**NDF / STATE PARKS OFFICE BUILDING
BUILDING REPORT**

The Nevada Division of Forestry/State Parks Office Building is a wood framed structure with an EIFS (exterior insulation and finish system) exterior, asphalt composition roof on a concrete slab-on-grade foundation. The building contains support offices and restrooms for the day to day operations of the two agencies. The interior has painted gypsum board walls and ceilings, carpet flooring in all rooms except for the restrooms which are tile. The restrooms are mostly ADA accessible. The facility has a fire alarm and sprinkler system.

The HVAC system has 6 forced air units in the attic and 6 AC condensers located on the exterior of the building.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$5,500**
Currently Critical **Immediate to Two Years**

FLOOR DRAIN REPAIRS

Project Index #: 2033PLM1
Construction Cost \$1,500

The floor drain in the Women's restroom constantly emits a foul smell. It is not known whether there is a proper p-trap for the drain. The staff pours buckets of water into the drain to dissipate the smell. This project would provide for a licensed contractor to inspect and repair the drain to prevent any further odors coming from the drain.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 2033SFT2
Construction Cost \$4,000

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$151,500**
Necessary - Not Yet Critical **Two to Four Years**

AIR CONDITIONER INSTALLATION

Project Index #: 2033HVA1
Construction Cost \$2,500

The server room is not sufficiently cooled by the existing HVAC system. At the time of the survey, a ceiling tile was removed in the room to increase circulation. If the room is too warm, the computer equipment will prematurely age and may fail due to overheating. It is recommended to install an air conditioning system in the room to ensure that the temperature is properly regulated. This project would provide for the purchase and installation of an air conditioner including all required connections to existing utilities.

CARPET REPLACEMENT

Project Index #: 2033LGT2
Construction Cost \$31,500

The carpet in the building is showing signs of extreme wear and should be scheduled for replacement. 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 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

Project Index #: 2033EXT1
Construction Cost \$28,000

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting 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 is scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

Project Index #: 2033INT1
Construction Cost \$28,000

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project is 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. This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

Project Index #: 2033EXT2
Construction Cost \$4,000

RAIN GUTTER INSTALLATION

The building does not have gutters or downspouts to control the runoff from the roof. The water currently sheet drains off the roof causing extensive erosion to the dirt planters around the foundation. This will eventually lead to failure of the foundation undermining the integrity of the entire structure. This project would provide funding for the installation of a seamless gutter and downspout system for the building.

This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

Project Index #: 2033EXT3
Construction Cost \$56,000

ROOF REPLACEMENT

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. Repairs have been made recently as shingles have broken or blown off in the wind. The wood eaves have lost their finish and the wood has dried out. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. Additional costs are provided to replace the wood eaves. This estimate includes removal and disposal of the old roofing.

Project Index #: 2033PLM2
Construction Cost \$1,500

WATER HEATER REPLACEMENT

There is a 40 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 2-3 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): 5,974
Year Constructed: 2000
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: Wood Framing
IBC Construction Type: V-B
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| | | | |
|--------------------------|------------------|--|--------------------|
| Priority Class 1: | \$5,500 | Project Construction Cost per Square Foot: | \$26.28 |
| Priority Class 2: | \$151,500 | Total Facility Replacement Construction Cost: | \$1,643,000 |
| Priority Class 3: | \$0 | Facility Replacement Cost per Square Foot: | \$275 |
| Grand Total: | \$157,000 | FCNI: | 10% |

WAREHOUSE / SHOP

SPWB Facility Condition Analysis - 1989

Survey Date: 1/30/2014

**WAREHOUSE / SHOP
BUILDING REPORT**

The Warehouse / Shop Building is a painted concrete masonry unit structure with a single-ply membrane roofing system. The building is shared by three agencies; the Department of Wildlife, Nevada Division of Forestry and the Division of State Parks. The interior has two demising walls to separate the spaces which are finished in gypsum board. Overhead coiling doors are provided to each space along with an exit door. The portion occupied by State Parks has a unisex restroom that is ADA compliant.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$5,500**
Currently Critical **Immediate to Two Years**

ENCAPSULATE GROUNDING WIRE **Project Index #: 1989ELE2**
Construction Cost \$1,500

There is a copper grounding wire in the north west corner of the warehouse that is laying on the floor and exposed. The maintenance staff was unsure of where the wire came from and what its purpose is. The wire should be encapsulated in conduit and terminated near the wall for safety. This project would provide for a licensed electrician to encapsulate and terminate the wire properly and determine what its purpose is.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Project Index #: 1989SFT1**
Construction Cost \$4,000

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$27,000**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES **Project Index #: 1989EXT1**
Construction Cost \$13,500

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

This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

INTERIOR FINISHES **Project Index #: 1989INT1**
Construction Cost \$13,500

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project is 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. This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$32,400

Long-Term Needs

Four to Ten Years

Project Index #: 1989EXT2

Construction Cost \$32,400

ROOF REPLACEMENT

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 2000. It is recommended that this building be re-roofed in the next 5-6 years to be consistent with the roofing program and the end of the warranty period.

BUILDING INFORMATION:

Gross Area (square feet): 4,500
Year Constructed: 2000
Exterior Finish 1: 100 % Painted CMU
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-2
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Unit and Wood
IBC Construction Type: V-B
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| | | | |
|--------------------------|-----------------|--|------------------|
| Priority Class 1: | \$5,500 | Project Construction Cost per Square Foot: | \$14.42 |
| Priority Class 2: | \$27,000 | Total Facility Replacement Construction Cost: | \$675,000 |
| Priority Class 3: | \$32,400 | Facility Replacement Cost per Square Foot: | \$150 |
| Grand Total: | \$64,900 | FCNI: | 10% |

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
Facilities Condition Analysis

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CNR / Wildlife Offices Las Vegas Site – FCA Site #9878
Description: ADA accessible parking.



NDF / State Parks Office Building – FCA Building #2033
Description: Exterior of the building / public entrance.



NDF / State Parks Office Building – FCA Building #2033
Description: Damaged shingles.



NDF / State Parks Office Building – FCA Building #2033
Description: Damaged fascia board.



Warehouse / Shop – FCA Building #1989
Description: Exterior of the building.



Warehouse / Shop – FCA Building #1989
Description: Restroom.