

State of Nevada  
Department of Administration  
Buildings and Grounds Section

# GRANT SAWYER OFFICE SITE

555 East Washington Ave.  
Las Vegas, Nevada 89101

**Site Number: 9835**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report distributed in October 2021

State of Nevada  
Department of Administration  
Buildings and 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: 9835

### 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
1680	GRANT SAWYER STATE OFFICE 555 E. Washington Ave. Las Vegas	224000	1995	12/14/2017	\$140,000	\$27,192,400	\$1,120,000	\$28,452,400	\$89,600,000	32%
3099	GRANT SAWYER GARAGE/PUMP HOUSE 555 E. Washington Ave. Las Vegas	2462	1995	12/14/2017	\$0	\$8,500	\$12,310	\$20,810	\$492,400	4%
9835	GRANT SAWYER OFFICE SITE 555 E. Washington Ave. Las Vegas		0	12/14/2017	\$1,200	\$120,000	\$551,000	\$672,200		0%
<b>Report Totals.....:</b>		<b>226,462</b>			<b>\$141,200</b>	<b>\$27,320,900</b>	<b>\$1,683,310</b>	<b>\$29,145,410</b>	<b>\$90,092,400</b>	<b>32%</b>

## Acronyms List

Acronym	Definition
<i>Building Codes, Laws, Regulations and Guidelines</i>	
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
<i>State of Nevada</i>	
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
<i>Miscellaneous</i>	
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**

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<b>GRANT SAWYER OFFICE SITE</b>	<b>9835</b>
<b>GRANT SAWYER GARAGE/PUMP HOUSE</b>	<b>3099</b>
<b>GRANT SAWYER STATE OFFICE</b>	<b>1680</b>

## GRANT SAWYER OFFICE SITE BUILDING REPORT

The Grant Sawyer Office site is located on East Washington Avenue. There are 2 structures on the site along with a large paved parking area for the public and employees. The parking is ADA compliant including route of travel into the main office. The site is served by city water and sewer and has natural gas and electric service by the local provider. There is also an extensive landscape area with paved walkways and an exercise course. There is a solar array installed at grade along the east side of the site providing supplemental power to the office building.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$1,200**  
**Currently Critical** **Immediate to Two Years**

### ADA SIGNAGE UPGRADES

**Project Index #: 9835ADA1**  
**Construction Cost \$1,200**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The concrete parking area and passenger loading area are missing proper signage in accordance with ADA requirements. This project would provide for purchasing and installing a "NO PARKING" sign at one of the loading zones next to the accessible parking space and replacing a "WHEELCHAIR" sign with a current directional sign on the east elevation of the building. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA report dated 04/27/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/14/2017.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$120,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

### SANITARY SEWER LINE REPLACEMENT

**Project Index #: 9835SIT3**  
**Construction Cost \$120,000**

The sanitary cast iron wastewater system is showing signs of deterioration. Because of the deterioration, the system is not working to its full potential. The underground wastelines are original to the site and are in fair to poor condition. Deposits within the pipes will cause them to be restricted, which will slow the flow of water. This project would provide for the complete replacement of the site sanitary sewer system from the city connection to within 5 feet of the building.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$551,000**  
**Long-Term Needs** **Four to Ten Years**

### CRACK FILL & SLURRY SEAL ASPHALT PAVING

**Project Index #: 9835SIT2**  
**Construction Cost \$500,000**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor replacement of deteriorated paving, minor crack filling and slurry sealing of the paving site wide. 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. 400,000 square feet of asphalt area was used to generate this estimate.

### EXTERIOR SITE LIGHTING UPGRADE

**Project Index #: 9835ENR1**  
**Construction Cost \$51,000**

There are approximately seventeen existing light poles around the site. The existing light fixtures are the older high pressure sodium type. These are costly to replace and are not energy efficient. It is recommended to upgrade the fixtures to higher efficiency units with a longer life cycle. This project would provide for the replacement of the existing light fixtures with LED fixtures using the existing wiring and poles. This project or a portion thereof was previously recommended in the FCA report dated 04/27/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/14/2017.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$1,200</b>
<b>Priority Class 2:</b>	<b>\$120,000</b>
<b>Priority Class 3:</b>	<b>\$551,000</b>
<b>Grand Total:</b>	<b>\$672,200</b>

**GRANT SAWYER GARAGE/PUMP HOUSE  
 BUILDING REPORT**

The Garage/Pump House is a concrete masonry unit and steel framed structure with a metal roofing system on a concrete foundation. It is located north of the main office building and contains the emergency generator and switchgear, fire sprinkler pumping system, an open parking garage and enclosed storage room. The building is well maintained and in good shape.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$8,500**  
**Necessary - Not Yet Critical** **Two to Four Years**

**DOOR HARDWARE REPLACEMENT**

**Project Index #: 3099EXT2  
 Construction Cost \$6,000**

The exterior oversized metal door(s) are in good shape, however the door closures are failing. The closures are damaged from age and general wear and tear and have reached the end of their useful life. This project would provide for the replacement of the closure on eight doors. Removal and disposal of the existing hardware is included in this estimate.

**SUMP PUMP REPLACEMENT**

**Project Index #: 3099PLM1  
 Construction Cost \$2,500**

The existing sump pump in the Fire Pump Room is undersized and should be scheduled for replacement. The State's property insurance company has recommended a larger pump. This project provides for replacing the existing 1/3 horsepower pump with a 1/2 horsepower pump. Removal and disposal of the existing equipment is included in the estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/27/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/14/2017.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$12,310**  
**Long-Term Needs** **Four to Ten Years**

**EXTERIOR FINISHES**

**Project Index #: 3099EXT1  
 Construction Cost \$12,310**

The exterior finishes are in good 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 and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 7 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 2,462</b>	<b>IBC Occupancy Type 1: 100 % S-2</b>
<b>Year Constructed: 1995</b>	<b>IBC Occupancy Type 2: 0 %</b>
<b>Exterior Finish 1: 100 % Concrete Masonry U</b>	<b>Construction Type: Concrete Masonry Units &amp; Steel</b>
<b>Exterior Finish 2: 0 %</b>	<b>IBC Construction Type: II-A</b>
<b>Number of Levels (Floors): 1</b>	<b>Percent Fire Suppressed: 100 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$0</b>	<b>Project Construction Cost per Square Foot: \$8.45</b>
<b>Priority Class 2: \$8,500</b>	<b>Total Facility Replacement Construction Cost: \$492,000</b>
<b>Priority Class 3: \$12,310</b>	<b>Facility Replacement Cost per Square Foot: \$200</b>
<b>Grand Total: \$20,810</b>	<b>FCNI: 4%</b>



**GRANT SAWYER STATE OFFICE  
BUILDING REPORT**

The Grant Sawyer State Office is the primary State office in Las Vegas. The building houses the offices of the Governor, The Gaming Commission, Boxing Commission, Attorney General, and other state agencies. The building was dedicated in February, 1995 and is constructed of concrete and steel with a single-ply roofing system on a concrete foundation. The roofing was replaced in 2018. The building is mostly ADA compliant and has a fire alarm and sprinkler system. There is also a loading dock and receiving area at the north side of the building for deliveries. The HVAC system is a closed loop system consisting of large roof mounted air handlers, chillers, cooling towers and numerous fan coil units throughout the building. Numerous IAQ issues and building damage have arisen due to water leaks from building piping and HVAC systems. These issues will be addressed in the projects section of this report.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$140,000**  
**Currently Critical** **Immediate to Two Years**

**INTERIOR DOOR REPAIRS**

**Project Index #: 1680SFT8**  
**Construction Cost \$50,000**

Numerous locks, closers, weather strips, smoke seals, and magnetic door holders need repair and adjustment. The magnetic door holders and automatic closers are all failing. This compromises the fire protection system in the building and should be addressed immediately. This project provides funding to repair, replace, or adjust door hardware throughout the facility.

This project or a portion thereof was previously recommended in the FCA report dated 12/08/2004 and 04/27/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/14/2017.

**LOADING DOCK LIFT INSTALLATION**

**Project Index #: 1680SFT1**  
**Construction Cost \$65,000**

The existing loading dock does not accommodate smaller delivery trucks requiring personnel to lift equipment onto the loading dock. The loading dock is also missing a ramp which would provide for some of the smaller deliveries to be wheeled up. Gaming Commission deliveries must be brought into the building through the building's rear personnel door which poses a security risk. This project would install a powered 6' x 8' loading dock lift and a concrete ramp for smaller deliveries in place of the damaged stairs.

This project or a portion thereof was previously recommended in the FCA report dated 12/08/2004 and 04/27/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/14/2017.

**RELOCATE DATA/ COM EQUIPEMENT**

**Project Index #: 1680INT3**  
**Construction Cost \$25,000**

The equipment in the Data/ Com Room on the first floor is subject to damage by leaking water pipes above it and should be relocated. Equipment in Room 1038 includes computer servers, spare computer parts, telephone equipment, data lines and other related items. Above this equipment, near the ceiling are several different types of pipes containing water including fire suppression system pipes, sewer pipes and water supply pipes for the HVAC equipment. All of these water pipes are susceptible to leaking from normal aging or a natural event such as an earthquake. It is recommended to relocate the sensitive data and communications equipment to a different room which does not have water pipes in it. The estimate includes reconnecting all equipment in the new location.

This project or a portion thereof was previously recommended in the FCA report dated 04/27/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/14/2017.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: 27,192,400**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 1680EXT7**

**Construction Cost \$4,000**

**EXTERIOR DOOR REPLACEMENT**

The exterior metal door at the loading dock is damaged from age and general wear and tear and has reached the end of its expected life. Carts and hand trucks have caused most of the damage during normal deliveries to the building. This project would provide for the replacement of the door assembly with a new metal door, frame and hardware. Removal and disposal of the existing door is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/27/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/14/2017.

**Project Index #: 1680INT11**

**Construction Cost \$2,250,000**

**FLOORING REPLACEMENT**

The VCT (vinyl composite tile) and carpet in the building are damaged and reaching 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 4" base and heavy duty commercial grade carpet in the next 2-3 years.

**Project Index #: 1680HVA1**

**Construction Cost 14,500,000**

**HVAC REPLACEMENT**

With the exception of the Central Heating & Cooling Plant, the entire HVAC system is original to the 1995 building construction. The equipment has consistent problems and has reached its expected life. This project recommends the replacement of eight air handlers, exterior ductwork, hydronic piping, terminal units, fan coils, adding a kitchen makeup air system and temperature control system. It is recommended that this project be implemented in the next 3 - 4 years to avoid possible failure. This project would also provide for all demolition, cranes and rigging, testing and commissioning.

**Project Index #: 1680INT6**

**Construction Cost \$1,120,000**

**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 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Project Index #: 1680INT10**

**Construction Cost \$3,360,000**

**INTERIOR REPAIRS & RENOVATION**

The interior of the building will be substantially disrupted due to the required demolition caused by the HVAC and plumbing retrofit projects. This project would provide for removal and replacement of the wall repairs, wall finishes, cabinetry, trim, ceiling systems and any other interior finishes and fixtures required to be displaced.

This project should be implemented concurrently with the PLUMBING REPLACEMENT and HVAC REPLACEMENT projects.

**Project Index #: 1680ENR1**

**Construction Cost \$2,240,000**

**LIGHTING UPGRADE**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings.

Electrical wiring upgrades are not included in this estimate.

**Project Index #: 1680PLM4**

**Construction Cost \$3,000,000**

**PLUMBING REPLACEMENT**

The domestic plumbing and sanitary waste systems in the building are in poor condition. The domestic system appears to be original to the building, are leaking and should be scheduled for replacement. The sewer lines have deteriorated and are failing. This project recommends replacing all domestic and sanitary lines in the building. This estimate includes demolition, removal and disposal of the existing system.

This project should be implemented concurrently with the HVAC REPLACEMENT project.

**Project Index #: 1680SEC1**  
**Construction Cost \$688,900**

**SECURITY SYSTEM UPGRADE**

The site and building security system is outdated and there is at least one area where the system is vulnerable. Since the Gaming Control Board, Governor's Office and other highly secure offices are located here, it is recommended to upgrade the system in the next 2-3 years. This project addresses replacement of the cameras, door sensors and alarms including new digital recording equipment with sufficient storage capacity.

This project or a portion thereof was previously recommended in the FCA report dated 04/27/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/14/2017.

**Project Index #: 1680ELE1**  
**Construction Cost \$25,000**

**VIDEO FEED INSTALLATION**

When the Governor holds press conferences here, the press personnel does not have a live video feed to hook up to in the parking lot. They must go to the Governor's Office in order to connect their media trucks which creates a crowded room with excess wiring and equipment strewn about. Staff recommended utilizing the existing connection near the loading dock and installing a wireless transmitter there which can be accessed throughout the site. This project would provide for installing a transmitter to send a wireless signal from the Governor's Office to the entire site in order to simplify the coordination of the press conferences.

This project or a portion thereof was previously recommended in the FCA report dated 04/27/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/14/2021.

**Project Index #: 1680PLM2**  
**Construction Cost \$4,500**

**WATER HEATER REPLACEMENT**

Three of the four 100 gallon gas-fired water heaters in the boiler room have been replaced recently. The average life span of a water heater is eight to ten years. With the passage of time and constant use, the older 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. The other three water heaters in the room have been replaced recently, but do not have seismic straps installed. This project includes seismic straps for all four water heaters. Removal and disposal of the existing equipment is included in this estimate.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$1,120,000**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 1680EXT2**  
**Construction Cost \$1,120,000**

**EXTERIOR FINISHES**

The exterior finishes are in good 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 is power washing the entire building, repairing the tile and grout as needed, priming and painting the stucco and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building finishes are addressed in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

<b>Gross Area (square feet): 224,000</b>	<b>IBC Occupancy Type 1: 100 % B</b>
<b>Year Constructed: 1995</b>	<b>IBC Occupancy Type 2: %</b>
<b>Exterior Finish 1: 90 % Tile</b>	<b>Construction Type: Concrete &amp; Steel</b>
<b>Exterior Finish 2: 10 % Painted Stucco / EIFS</b>	<b>IBC Construction Type: II-A</b>
<b>Number of Levels (Floors): 6</b>	<b>Percent Fire Suppressed: 100 %</b>
<b>Basement? No</b>	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1: \$140,000</b>	<b>Project Construction Cost per Square Foot: \$127.02</b>
<b>Priority Class 2: \$27,192,400</b>	<b>Total Facility Replacement Construction Cost: \$89,600,000</b>
<b>Priority Class 3: \$1,120,000</b>	<b>Facility Replacement Cost per Square Foot: \$400</b>
<b>Grand Total: \$28,452,400</b>	<b>FCNI: 32%</b>

**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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Carson City, Nevada 89701-4263

(775) 684-4141 voice  
(775) 684-4142 facsimile



Grant Sawyer Office Site - Site #9835  
Description: View of Landscaped Building Entrance.



Grant Sawyer Office Site - Site #9835  
Description: Asphalt Crack Fill & Seal Needed



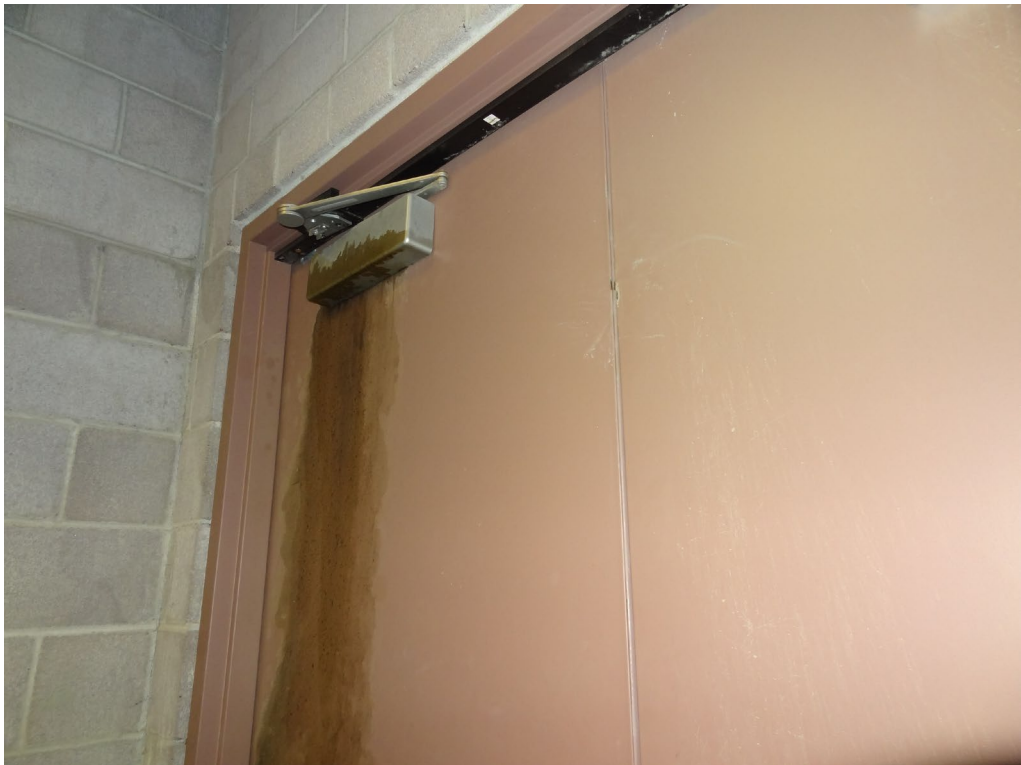
**Grant Sawyer Office Site - Site #9835**  
Description: Site Lighting Upgrade Recommended.



**Grant Sawyer Office Site - Site #9835**  
Description: View of Electric Vehicle Charging Station.



Grant Sawyer Garage / Pump House - Building #3099  
Description: View of the Exterior of the Building.



Grant Sawyer Garage / Pump House - Building #3099  
Description: Door Hardware Replacement Needed.



Grant Sawyer State Office - Building #1680  
Description: View of Interior and Interior Finish Issues.



Grant Sawyer State Office - Building #1680  
Description: Loading Dock Lacking Parcel Delivery Size Ramp.





Grant Sawyer State Office - Building #1680  
Description: Air Handling Units & Exterior Ductwork Needing Replacement.



Grant Sawyer State Office - Building #1680  
Description: Mechanical Piping Replacement Needed.



Grant Sawyer State Office - Building #1680  
Description: Flooring Replacement Needed.



Grant Sawyer State Office - Building #1680  
Description: Water Heater Replacement Needed.