

State of Nevada
Department of Corrections
Casa Grande Transitional Center
Facility Condition Analysis

CASA GRANDE TRANSITIONAL CENTER

3955 West Russell Road
Las Vegas, Nevada 89118

Site Number: 9875
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report Printed in August 2013

State of Nevada
Department of Corrections
Casa Grande Transitional Center
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

Establishing a Facility Condition Needs Index (FCNI) for each building

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

Class Definitions

PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9875

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
2559	ADMINISTRATION BUILDING A 3955 W. Russell Road Las Vegas	26598	2005	5/2/2013	\$16,000	\$5,200	\$287,930	\$309,130	\$7,314,450	4%
2561	RESIDENTIAL BUILDING C 3955 W. Russell Road Las Vegas	30484	2005	5/2/2013	\$1,500	\$137,740	\$132,540	\$271,780	\$8,383,100	3%
2560	RESIDENTIAL BUILDING B 3955 W. Russell Road Las Vegas	30484	2005	5/2/2013	\$1,500	\$5,200	\$265,080	\$271,780	\$8,383,100	3%
9875	CASA GRANDE TRANSITIONAL CENTER SITE 3955 W. Russell Road Las Vegas		2005	5/2/2013	\$950	\$58,242	\$0	\$59,192		0%
Report Totals.....:		87,566			\$19,950	\$206,382	\$685,550	\$911,882	\$24,080,650	4%

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CASA GRANDE TRANSITIONAL CENTER SITE

SPWB Facility Condition Analysis - 9875

Survey Date: 5/2/2013

CASA GRANDE TRANSITIONAL CENTER SITE

BUILDING REPORT

The Transitional Center site has three structures situated on about 7.3 acres. The site has paved parking and access driveways including ADA accessible parking spaces and concrete walkways around the housing units and administration building. There is an ADA accessible route between the parking spaces and all of the buildings on site. The landscaping is mostly xeriscape with small shrubs and a few trees. The facility has city water and sewer services as well as natural gas and electrical services.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$950**
Currently Critical **Immediate to Two Years**

ADA PARKING SIGNAGE

Project Index #: 9875ADA1
Construction Cost \$450

The existing ADA accessible parking signage is not up to current standards. This project would provide for new stickers reflecting the most current maximum fine information to be installed on the existing signs. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

ADA ROUTE OF TRAVEL

Project Index #: 9875ADA2
Construction Cost \$500

The ADA accessible route of travel at the west parking area ADA parking spaces has a non compliant step or change in elevation from the paving to the sidewalk. This project would provide for necessary repairs to be made to eliminate the step. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$58,242**
Necessary - Not Yet Critical **Two to Four Years**

CRACK FILL / SEAL ASPHALT PAVING

Project Index #: 9875SIT1
Construction Cost \$58,242

The existing asphalt concrete paving on site is in good condition. This project would provide for crack filling as needed and sealing and striping the pavement in the next three to four years including striping all loading zones and ADA accessible parking spaces and route of travel. This project should be completed on a cyclical basis based on environmental conditions and use.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$950
Priority Class 2:	\$58,242
Priority Class 3:	\$0
Grand Total:	\$59,192

RESIDENTIAL BUILDING C

SPWB Facility Condition Analysis - 2561

Survey Date: 5/2/2013

**RESIDENTIAL BUILDING C
BUILDING REPORT**

The Residence Building is a tilt-up concrete and steel framed structure with a single-ply roofing system on a concrete foundation. The facility provides transitional housing for inmates to prepare them to enter back into society. It is a two level housing structure with bedrooms, a common area, ADA accessible restrooms and counselor offices. There is a fire alarm and sprinkler system also in the building. The heating and cooling is provided by roof mounted packaged units.

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

ADA MODIFICATIONS

Project Index #: 2561ADA1
Construction Cost \$1,500

The restrooms in the building are not 100% ADA compliant. This project would provide for improvements including but not limited to flush valve relocation and ADA compliant shower seat and fixture installation in the restrooms. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$137,740**
Necessary - Not Yet Critical **Two to Four Years**

INSTALL WATER HEATERS

Project Index #: 2561PLM1
Construction Cost \$5,200

There are two gas fired water heaters that are approaching the end of their useful life and should be scheduled for replacement. This project would provide for the purchase and installation of two gas fired water heaters including required connections to existing utilities. Removal and disposal of the existing equipment is included in this estimate.

INTERIOR FINISHES

Project Index #: 2561INT1
Construction Cost \$132,540

The interior finishes are in fair condition. It is recommended that the interior walls, ceilings, doors, frames, steel stairs and exposed steel framing be painted at least once in the next two to three years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$132,540**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 2561EXT1
Construction Cost \$132,540

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 walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 30,484
Year Constructed: 2005
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: 0 %
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 100 % R-1
IBC Occupancy Type 2: %
Construction Type: Tilt-Up Concrete Panels & Steel
IBC Construction Type: II-B
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,500	Project Construction Cost per Square Foot:	\$8.92
Priority Class 2:	\$137,740	Total Facility Replacement Construction Cost:	\$8,383,000
Priority Class 3:	\$132,540	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$271,780	FCNI:	3%

RESIDENTIAL BUILDING B

SPWB Facility Condition Analysis - 2560

Survey Date: 5/2/2013

**RESIDENTIAL BUILDING B
BUILDING REPORT**

The Residence Building is a tilt-up concrete and steel framed structure with a single-ply roofing system on a concrete foundation. The facility provides transitional housing for inmates to prepare them to enter back into society. It is a two level housing structure with bedrooms, a common area, ADA accessible restrooms and counselor offices. There is a fire alarm and sprinkler system also in the building. The heating and cooling is provided by roof mounted packaged units.

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

ADA MODIFICATIONS

Project Index #: 2560ADA1
Construction Cost \$1,500

The restrooms in the building are not 100% ADA compliant. This project would provide for improvements including but not limited to flush valve relocation and ADA compliant shower seat and fixture installation in the restrooms. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$5,200**
Necessary - Not Yet Critical **Two to Four Years**

INSTALL WATER HEATERS

Project Index #: 2560PLM1
Construction Cost \$5,200

There are two gas fired water heaters that are approaching the end of their useful life and should be scheduled for replacement. This project would provide for the purchase and installation of two gas fired water heaters including required connections to existing utilities. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$265,080**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 2560EXT1
Construction Cost \$132,540

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 walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

Project Index #: 2560INT1
Construction Cost \$132,540

The interior finishes are in fair condition. It is recommended that the interior walls, ceilings, doors, frames, steel stairs and exposed steel framing be painted at least once in the next two to three years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 30,484
Year Constructed: 2005
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: 0 %
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 100 % R-1
IBC Occupancy Type 2: 100 %
Construction Type: Tilt-Up Concrete Panels & Steel
IBC Construction Type: II-B
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,500	Project Construction Cost per Square Foot:	\$8.92
Priority Class 2:	\$5,200	Total Facility Replacement Construction Cost:	\$8,383,000
Priority Class 3:	\$265,080	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$271,780	FCNI:	3%

**ADMINISTRATION BUILDING A
BUILDING REPORT**

The Administration Building is a tilt-up concrete and steel framed structure with a single-ply roofing system on a concrete foundation. This facility is the Department of Corrections' main office and includes areas for administrative offices, conference rooms, counseling rooms for transitional housing occupants, ADA accessible restrooms, a large kitchen and dining area, dry and cold storage, and a mechanical space. The HVAC system is a mix of hot water boilers and roof mounted AC units. The building also has a fire alarm and sprinkler system.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$16,000**
Currently Critical **Immediate to Two Years**

REPLACE STEAM KETTLE **Project Index #: 2559CUL1**
Construction Cost \$16,000

The existing steam kettle in the culinary is no longer in service. The unit has failed and is in need of replacement. This project would provide for a new gas fired tilting steam kettle to be purchased and installed.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$5,200**
Necessary - Not Yet Critical **Two to Four Years**

INSTALL WATER HEATERS **Project Index #: 2559PLM1**
Construction Cost \$5,200

There are two gas fired water heaters that are approaching the end of their useful life and should be scheduled for replacement. This project would provide for the purchase and installation of two gas fired water heaters including required connections to existing utilities. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$287,930**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES **Project Index #: 2559EXT1**
Construction Cost \$143,965

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 walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES **Project Index #: 2559INT1**
Construction Cost \$143,965

The interior finishes are in fair condition. It is recommended that the interior walls, ceilings, doors, frames, steel stairs and exposed steel framing be painted at least once in the next two to three years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 26,598
Year Constructed: 2005
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 80 % B
IBC Occupancy Type 2: 20 % A-3
Construction Type: Tilt-Up Concrete Panels & Steel
IBC Construction Type: II-B
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$16,000	Project Construction Cost per Square Foot:	\$11.62
Priority Class 2:	\$5,200	Total Facility Replacement Construction Cost:	\$7,314,000
Priority Class 3:	\$287,930	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$309,130	FCNI:	4%

NOTES:

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.201 by the State Public Works 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



Casa Grande Transitional Center Site – FCA Site #9875

Description: Paved parking area.



Casa Grande Transitional Center Site – FCA Site #9875

Description: ADA accessible parking at residential unit.



Residential Building C – FCA Building #2561
Description: Exterior of the building.



Residential Building C – FCA Building #2561
Description: View of the roof.



Residential Building B – FCA Building #2560
Description: Exterior of the building.



Administration Building – FCA Building #2559
Description: Exterior of the building at the public entrance.



Administration Building – FCA Building #2559
Description: Interior of the lobby.



Administration Building – FCA Building #2559
Description: View of the roof / equipment.



Casa Grande Site – Site Building #9875

Description: ADA accessible route transition in need of repair.