

State of Nevada  
Department of Corrections

# **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 distributed in December 2022

State of Nevada  
Department of Corrections

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: 9875

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
2561	RESIDENTIAL UNIT 2 3955 W RUSSELL RD Las Vegas	30484	2005	3/16/2022	\$799,000	\$1,001,400	\$431,200	\$2,231,600	\$18,290,400	12%
2560	RESIDENTIAL UNIT 1 3955 W RUSSELL RD Las Vegas	30484	2005	3/16/2022	\$799,000	\$1,001,400	\$431,200	\$2,231,600	\$18,290,400	12%
2559	ADMINISTRATION BUILDING 3955 W RUSSELL RD Las Vegas	26598	2005	5/2/2013	\$640,600	\$629,700	\$376,565	\$1,646,865	\$15,958,800	10%
9875	CASA GRANDE TRANSITIONAL CENTER SITE 3955 W RUSSELL RD Las Vegas		2005	3/16/2022	\$0	\$817,142	\$0	\$817,142		0%
Report Totals.....:		87,566			\$2,238,600	\$3,449,642	\$1,238,965	\$6,927,207	\$52,539,600	13%

## 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.

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**CASA GRANDE TRANSITIONAL CENTER SITE**

SPWD Facility Condition Analysis - 9875

Survey Date: 3/16/2022

**CASA GRANDE TRANSITIONAL CENTER SITE****BUILDING REPORT**

The Transitional Center site has three structures situated on 5.7 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 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$817,142****Necessary - Not Yet Critical****Two to Four Years****ACCESS CONTROL UPGRADE & REPLACEMENT SITEWIDE****Project Index #: 9875SEC1****Construction Cost \$758,900**

The existing access control system, including security gate controllers, is past its useful life and replacement parts are difficult to procure. Also, there are areas in the 3 buildings that currently are not secured that should be. This project will fund the design and replacement of the existing access control system for the 3 buildings and 4 security gates. Removal and disposal of the existing equipment is included in this estimate.

**CRACK FILL / SEAL ASPHALT PAVING****Project Index #: 9875SIT1****Construction Cost \$58,242**

The existing asphalt concrete paving on site is in fair 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.

This project or a portion thereof was previously recommended in the FCA report dated 05/02/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date 03/16/2022.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>
<b>Priority Class 2:</b>	<b>\$817,142</b>
<b>Priority Class 3:</b>	<b>\$0</b>
<b>Grand Total:</b>	<b>\$817,142</b>

**RESIDENTIAL UNIT 2**

SPWD Facility Condition Analysis - 2561

Survey Date: 3/16/2022

**RESIDENTIAL UNIT 2****BUILDING REPORT**

The Residential Unit 2 is a tilt-up concrete and steel framed structure with a single-ply roofing system on a concrete foundation. The roofing was replaced in 2021 with a 20 year warranty. The HVAC system consists of gas fired rooftop units that are original construction and are reaching the end of their useful life. Domestic hot water is generated by twin boilers on each floor that are also original and in poor condition. One of the boilers was inoperable at the time of the survey and the entire system will be addressed in this report. The building is protected by both a fire alarm and sprinkler system.

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.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$799,000****Currently Critical****Immediate to Two Years****ARC FLASH and ELECTRICAL COORDINATION STUDY****Project Index #: 2561ELE1****Construction Cost \$20,000**

Arc flash and electrical breaker coordination studies have not been performed or it has been more than 5 years since the last coordination study. Safety requirements for maintenance personnel and the latest electrical code require coordination studies to be verified and performed every 5 years, along with arc flash labeling on all electrical panels. This project will perform the required coordination study, evaluation, adjustments and labeling for the building's electrical distribution system.

**DOMESTIC WATER BOILER REPLACEMENT****Project Index #: 2561PLM1****Construction Cost \$316,700**

There are two gas fired water boilers on each floor supplying the domestic hot water to the building. Some of the boilers are inoperable and the others have reached the end of their useful life. This project would provide for the purchase and installation of four gas fired water boilers, pumps, controls and include required connections to existing utilities.

Removal and disposal of the existing equipment is included in this estimate.

This project should be implemented concurrently with the WATER SOFTENER INSTALLATION project.

This project or a portion thereof was previously recommended in the FCA report dated 05/02/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/16/2022.

**FIRE ALARM SYSTEM UPGRADE****Project Index #: 2561SFT2****Construction Cost \$403,700**

This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. The remote annunciation panel was disabled at the time of the survey. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2018 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION****Project Index #: 2561SFT1****Construction Cost \$6,300**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping 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.

## **WATER SOFTENER INSTALLATION**

**Project Index #: 2561PLM2**

**Construction Cost \$52,300**

The building is lacking a water softener. The hot water boilers are showing catastrophic signs of failure due to lack of water treatment. The laundry and restrooms are also showing signs of severe scaling. This project will fund the installation of a water softening system including the necessary plumbing and electrical modifications.

This project should be implemented concurrently with the DOMESTIC WATER BOILER REPLACEMENT project.

## **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$1,001,400**

**Necessary - Not Yet Critical**

**Two to Four Years**

## **HVAC EQUIPMENT REPLACEMENT**

**Project Index #: 2561HVA1**

**Construction Cost \$396,300**

The gas fired rooftop unit HVAC system is original to the building and should be scheduled for replacement. It is not energy efficient and has reached the end of its expected and useful life. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC system and all required connections to utilities.

## **RESTROOM & SHOWER UPGRADE**

**Project Index #: 2561ADA2**

**Construction Cost \$605,100**

The inmate restroom and showers have tile & grout walls and floors. Some have broken tiles and many missing grout lines. This allows water to penetrate the walls and damage sheetrock. Also, the restrooms in the building are not 100% ADA compliant. This project would upgrade the showers and provide the necessary ADA improvements including but not limited to flush valve relocation and ADA compliant shower seat and fixture installation in the restrooms.

## **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$431,200**

**Long-Term Needs**

**Four to Ten Years**

## **EXTERIOR FINISHES**

**Project Index #: 2561EXT1**

**Construction Cost \$132,500**

The exterior finishes were in fair 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 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 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

## **FLOORING REPLACEMENT**

**Project Index #: 2561INT2**

**Construction Cost \$166,200**

The carpet in the building is showing signs of wear and should be scheduled for replacement. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 4 - 6 years. 15,000 square feet was used to create this estimate.

## **INTERIOR FINISHES**

**Project Index #: 2561INT1**

**Construction Cost \$132,500**

The interior finishes are in good 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 6 - 8 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	IBC Occupancy Type 1:	100 % R-1
Year Constructed:	2005	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Painted Stucco / EIFS	Construction Type:	Tilt-Up Concrete Panels & Steel
Exterior Finish 2:	0 %	IBC Construction Type:	II-B
Number of Levels (Floors):	2	Percent Fire Suppressed:	100 %
Basement?	No		

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$799,000	Project Construction Cost per Square Foot:	\$73.21
Priority Class 2:	\$1,001,400	Total Facility Replacement Construction Cost:	\$18,290,000
Priority Class 3:	\$431,200	Facility Replacement Cost per Square Foot:	\$600
Grand Total:	\$2,231,600	FCNI:	12%

**RESIDENTIAL UNIT 1**

SPWD Facility Condition Analysis - 2560

Survey Date: 3/16/2022

**RESIDENTIAL UNIT 1****BUILDING REPORT**

The Residential Unit 1 is a tilt-up concrete and steel framed structure with a single-ply roofing system on a concrete foundation. The roofing was replaced in 2021 with a 20 year warranty. The HVAC system consists of gas fired rooftop units that are original construction and are reaching the end of their useful life. Domestic hot water is generated by twin boilers on each floor that are also original and in poor condition. One of the boilers was inoperable at the time of the survey and the entire system will be addressed in this report. The building is protected by both a fire alarm and sprinkler system.

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.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$799,000****Currently Critical****Immediate to Two Years****ARC FLASH and ELECTRICAL COORDINATION STUDY****Project Index #: 2560ELE1****Construction Cost \$20,000**

Arc flash and electrical breaker coordination studies have not been performed or it has been more than 5 years since the last coordination study. Safety requirements for maintenance personnel and the latest electrical code require coordination studies to be verified and performed every 5 years, along with arc flash labeling on all electrical panels. This project will perform the required coordination study, evaluation, adjustments and labeling for the building's electrical distribution system.

**DOMESTIC WATER BOILER REPLACEMENT****Project Index #: 2560PLM1****Construction Cost \$316,700**

There are two gas fired water boilers on each floor supplying the domestic hot water to the building. Some of the boilers are inoperable and the others have reached the end of their useful life. This project would provide for the purchase and installation of four gas fired water boilers, pumps, controls and include required connections to existing utilities.

Removal and disposal of the existing equipment is included in this estimate.

This project should be implemented concurrently with the WATER SOFTENER INSTALLATION project.

This project or a portion thereof was previously recommended in the FCA report dated 05/02/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/16/2022.

**FIRE ALARM SYSTEM UPGRADE****Project Index #: 2560SFT1****Construction Cost \$403,700**

This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. The remote annunciation panel was disabled at the time of the survey. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2018 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION****Project Index #: 2560SFT2****Construction Cost \$6,300**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping 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.

## **WATER SOFTENER INSTALLATION**

**Project Index #: 2560PLM2**

**Construction Cost \$52,300**

The building is lacking a water softener. The hot water boilers are showing catastrophic signs of failure due to lack of water treatment. The laundry and restrooms are also showing signs of severe scaling. This project will fund the installation of a water softening system including the necessary plumbing and electrical modifications.

This project should be implemented concurrently with the DOMESTIC WATER BOILER REPLACEMENT project.

## **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$1,001,400**

**Necessary - Not Yet Critical**

**Two to Four Years**

## **HVAC EQUIPMENT REPLACEMENT**

**Project Index #: 2560HVA1**

**Construction Cost \$396,300**

The gas fired rooftop unit HVAC system is original to the building and should be scheduled for replacement. It is not energy efficient and has reached the end of its expected and useful life. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC system and all required connections to utilities.

## **RESTROOM & SHOWER UPGRADE**

**Project Index #: 2560ADA2**

**Construction Cost \$605,100**

The inmate restroom and showers have tile & grout walls and floors. Some have broken tiles and many missing grout lines. This allows water to penetrate the walls and damage sheetrock. Also, the restrooms in the building are not 100% ADA compliant. This project would upgrade the showers and provide the necessary ADA improvements including but not limited to flush valve relocation and ADA compliant shower seat and fixture installation in the restrooms.

## **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$431,200**

**Long-Term Needs**

**Four to Ten Years**

## **EXTERIOR FINISHES**

**Project Index #: 2560EXT1**

**Construction Cost \$132,500**

The exterior finishes were in fair 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 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 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

## **FLOORING REPLACEMENT**

**Project Index #: 2560INT2**

**Construction Cost \$166,200**

The carpet in the building is showing signs of wear and should be scheduled for replacement. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 4 - 6 years. 15,000 square feet was used to create this estimate.

## **INTERIOR FINISHES**

**Project Index #: 2560INT1**

**Construction Cost \$132,500**

The interior finishes were in good 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 6 - 8 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	IBC Occupancy Type 1:	100 % R-1
Year Constructed:	2005	IBC Occupancy Type 2:	100 %
Exterior Finish 1:	100 % Painted Stucco / EIFS	Construction Type:	Tilt-Up Concrete Panels & Steel
Exterior Finish 2:	0 %	IBC Construction Type:	II-B
Number of Levels (Floors):	2	Percent Fire Suppressed:	100 %
Basement?	No		

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$799,000	Project Construction Cost per Square Foot:	\$73.21
Priority Class 2:	\$1,001,400	Total Facility Replacement Construction Cost:	\$18,290,000
Priority Class 3:	\$431,200	Facility Replacement Cost per Square Foot:	\$600
Grand Total:	\$2,231,600	FCNI:	12%

## ADMINISTRATION BUILDING

SPWD Facility Condition Analysis - 2559

Survey Date: 5/2/2013

**ADMINISTRATION BUILDING  
BUILDING REPORT**

The Administration Building is a tilt-up concrete and steel framed structure with a single-ply roofing system on a concrete foundation. The roofing was replaced in 2021 with a 20 year warranty. The HVAC system consists of gas fired rooftop units that are original construction and are reaching the end of their useful life. Domestic hot water is generated by twin boilers that are also original and in poor condition. One of the boilers was inoperable at the time of the survey and the entire system will be addressed in this report. The building is protected by both a fire alarm and sprinkler system. This facility is the Department of Corrections' main office and includes areas for administrative offices, conference / training rooms, counseling rooms for transitional housing occupants, ADA accessible restrooms, a large kitchen and dining area, dry and cold storage, and a mechanical space.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$640,600****Currently Critical****Immediate to Two Years****ARC FLASH and ELECTRICAL COORDINATION STUDY****Project Index #: 2559ELE1****Construction Cost \$20,000**

Arc flash and electrical breaker coordination studies have not been performed or it has been more than 5 years since the last coordination study. Safety requirements for maintenance personnel and the latest electrical code require coordination studies to be verified and performed every 5 years, along with arc flash labeling on all electrical panels. This project will perform the required coordination study, evaluation, adjustments and labeling for the building's electrical distribution system.

**DOMESTIC WATER BOILER REPLACEMENT****Project Index #: 2559PLM1****Construction Cost \$158,300**

There are two gas fired water boilers supplying the domestic hot water to the building. One of the boilers is inoperable and the other has reached the end of their useful life. This project would provide for the purchase and installation of two gas fired water boilers, pumps, controls and include required connections to existing utilities. Removal and disposal of the existing equipment is included in this estimate.

This project should be implemented concurrently with the WATER SOFTENER INSTALLATION project.

This project or a portion thereof was previously recommended in the FCA report dated 05/02/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/16/2022.

**FIRE ALARM SYSTEM UPGRADE****Project Index #: 2559SFT1****Construction Cost \$403,700**

This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. The remote annunciation panel was disabled at the time of the survey. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2018 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

**SEISMIC GAS SHUT-OFF VALVE INSTALLATION****Project Index #: 2559SFT2****Construction Cost \$6,300**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping 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.

## **WATER SOFTENER REPLACEMENT**

**Project Index #: 2559PLM2**

**Construction Cost \$52,300**

The building has an inoperable water softener. The hot water boilers are showing catastrophic signs of failure due to lack of water treatment. This project will fund the installation of a water softening system including the necessary plumbing and electrical modifications.

This project should be implemented concurrently with the DOMESTIC WATER BOILER REPLACEMENT project.

## **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$629,700**

**Necessary - Not Yet Critical**

**Two to Four Years**

## **CULINARY REFRIGERATION REPLACEMENT**

**Project Index #: 2559HVA2**

**Construction Cost \$283,900**

The kitchen has 2 walk-in coolers and 1 freezer. The equipment is approximately 18 years old and has reached the end of its service life due to refrigerant compressor failures. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project will replace the refrigeration components of the walk-in freezer and the two coolers.

## **HVAC EQUIPMENT REPLACEMENT**

**Project Index #: 2559HVA1**

**Construction Cost \$345,800**

The gas fired rooftop unit HVAC system is original to the building and should be scheduled for replacement. It is not energy efficient and has reached the end of its expected and useful life. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC system and all required connections to utilities.

## **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$376,565**

**Long-Term Needs**

**Four to Ten Years**

## **EXTERIOR FINISHES**

**Project Index #: 2559EXT1**

**Construction Cost \$144,000**

The exterior finishes were in fair 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 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 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

## **FLOORING REPLACEMENT**

**Project Index #: 2559INT2**

**Construction Cost \$88,600**

The carpet in the building is showing signs of wear and should be scheduled for replacement. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 4 - 6 years. 8,000 square feet was used to create this estimate.

## **INTERIOR FINISHES**

**Project Index #: 2559INT1**

**Construction Cost \$143,965**

The interior finishes were in good 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 6 - 8 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	IBC Occupancy Type 1: 80 % B
Year Constructed: 2005	IBC Occupancy Type 2: 20 % A-3
Exterior Finish 1: 100 % Painted Stucco / EIFS	Construction Type: Tilt-Up Concrete Panels & Steel
Exterior Finish 2: 0 %	IBC Construction Type: II-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 100 %
Basement? No	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$640,600	Project Construction Cost per Square Foot:	\$61.92
Priority Class 2:	\$629,700	Total Facility Replacement Construction Cost:	\$15,959,000
Priority Class 3:	\$376,565	Facility Replacement Cost per Square Foot:	\$600
Grand Total:	\$1,646,865	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	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: Crack fill / Seal Asphalt Paving Needed.



Casa Grande Transitional Center Site – FCA Site #9875  
Description: Accessible Path of Travel between Residential Units.





Residential Units 1 & 2 – FCA Building #2560 & 2561  
Description: Exterior of the Buildings.



Residential Unit #2 – FCA Building #2561  
Description: Interior of the Building.



Residential Unit #1 – FCA Building #2560  
Description: Arc Flash & Breaker Coordination Study Needed.



Residential Unit #1 – FCA Building #2560  
Description: Boiler Replacement & Water Treatment Needed.





Residential Unit #1 – FCA Building #2560  
Description: HVAC Rooftop Equipment Replacement Recommended.



Administration Building – FCA Building #2559  
Description: Exterior of the Building at the Public Entrance.



Administration Building – FCA Building #2559  
Description: View of Typical Classroom.



Administration Building – FCA Building #2559  
Description: View of Culinary Area & Walk-In Coolers / Freezer.





Administration Building – FCA Building #2559  
Description: Seismic Gas Shut-Off Valve Needed.



Casa Grande Site – Site Building #9875  
Description: Replacement Planning for Worn Carpet Recommended.