

State of Nevada
Department of Health & Human Services
Division of Public and Behavioral Health

RAWSON-NEAL PSYCHIATRIC HOSPITAL

1650 Community College Drive
Las Vegas, Nevada 89146

Site Number: 9894
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in August 2022

State of Nevada
Department of Health & Human Services
Division of Public and Behavioral Health

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: 9894

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
2510	RAWSON-NEAL HOSPITAL BUILDING 2 1670 Community College Drive Las Vegas	54146	2006	2/7/2022	\$0	\$247,000	\$3,992,860	\$4,239,860	\$27,073,000	16%
2508	RAWSON-NEAL HOSPITAL BUILDING 1 1650 Community College Drive Las Vegas	61938	2006	2/7/2022	\$6,300	\$292,400	\$1,146,380	\$1,445,080	\$30,969,000	5%
9894	RAWSON-NEAL PSYCHIATRIC HOSPITAL SITE 1650 Community College Dr Las Vegas		2006	2/7/2022	\$345,400	\$177,100	\$0	\$522,500		0%
Report Totals.....:		116,084			\$351,700	\$716,500	\$5,139,240	\$6,207,440	\$58,042,000	11%

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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RAWSON-NEAL PSYCHIATRIC HOSPITAL SITE

SPWD Facility Condition Analysis - 9894

Survey Date: 2/7/2022

RAWSON-NEAL PSYCHIATRIC HOSPITAL SITE

BUILDING REPORT

The Rawson Neal Hospital is located on the Southern Nevada Mental Health Services Campus in Las Vegas, Nevada. It has a large, paved parking area for the public as well as for employees including ADA accessible parking and loading zones. The site utilities include electrical, natural gas, city water and sewer services. There is an interior courtyard with landscaped walking paths, a basketball court, and sitting areas. The entire site is ADA accessible and includes signage to the public transit stop.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$345,400

Currently Critical

Immediate to Two Years

ARC FLASH and ELECTRICAL COORDINATION STUDY

Project Index #: 9894ELE1

Construction Cost \$120,000

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

Project Index #: 9894SEC1

Construction Cost \$225,400

SECURITY SURVEILLANCE SYSTEM UPGRADE

The video security system is outdated and some of the cameras do not function consistently. This project addresses replacement of the cameras and controls in the building with all digital equipment as well as sufficient storage capacity. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$177,100

Necessary - Not Yet Critical

Two to Four Years

CRACK FILL & SEAL ASPHALT PAVING

Project Index #: 9894SIT1

Construction Cost \$177,100

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. 164,000 square feet of asphalt area was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$345,400
Priority Class 2:	\$177,100
Priority Class 3:	\$0
Grand Total:	\$522,500

RAWSON-NEAL HOSPITAL BUILDING 2 BUILDING REPORT

The Rawson Neal Hospital Building 2 contains 4 pods, E, F, G, and H which include a dining area, central plant, staff offices, and two 40-bed psychiatric emergency services wings. The concrete masonry unit and steel framed structure has a concrete tile roofing system with single ply roof wells for the rooftop mechanical equipment. The single ply roofing is original construction in 2006 with a 15 year warranty. The facility is ADA accessible and has a fire alarm and sprinkler system. The HVAC system is a closed loop 4 pipe system with a central plant consisting of boilers, chillers, a cooling tower, rooftop air handlers and VAV boxes throughout the occupied space.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$247,000**
Necessary - Not Yet Critical **Two to Four Years**

FLOORING REPLACEMENT

Project Index #: 2510INT3
Construction Cost \$71,400

The carpet in the building is showing signs of extensive 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.

REPAIR NURSES STATIONS

Project Index #: 2510INT4
Construction Cost \$52,100

The deteriorating millwork at the Nurses Stations reduce the useable working space for staff and the debris may lead to infection control issues. This project will design and construct a repair to reface the millwork at the 2 Nurses Stations.

SHOWER & SINK FIXTURE REPLACEMENT

Project Index #: 2510PLM2
Construction Cost \$107,900

The restrooms and shower facilities are in generally good condition, however the plumbing fixtures are reaching the end of their useful life. This project would provide funding for the removal and replacement of all patient sink and shower fixtures in Building 2.

WATER HEATER REPLACEMENT

Project Index #: 2510PLM1
Construction Cost \$15,600

There are two 100 gallon natural gas-fired water heaters in the building. The average life span of a water heater is eight to ten years. One was installed in 2010 and the other in 2016. With the passage of time and constant use, the units should be scheduled for replacement in the next 3 - 4 years. They are also missing drip pans. It is recommended that new gas-fired water heaters be installed with seismic bracing and drip pans. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$3,992,860

Long-Term Needs **Four to Ten Years**

CENTRAL PLANT REPLACEMENT

Project Index #: 2510HVA1
Construction Cost \$2,941,000

Most of the major components of the HVAC central plant are original equipment, are approximately 16 years old, and are nearing the end of their life cycle. Planning should be in place for replacement in the next 8 - 10 years. The boilers were replaced in 2016 and are not part of this scope. The temperature controls will be upgraded to improve energy efficiency. This project will replace the existing central plant equipment including chiller, cooling tower, chilled water heat exchanger, and associated pumps and accessories.

Project Index #: 2510EXT1
Construction Cost \$270,730

EXTERIOR FINISHES

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 are cleaning and sealing the concrete masonry units, painting the stucco and metal trim and re-caulking the expansion joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 4 -5 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2510INT1
Construction Cost \$270,730

INTERIOR FINISHES

The interior finishes are in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 4 - 6 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.

Project Index #: 2510EXT2
Construction Cost \$510,400

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 - 25 years. The roof warranty expires during that time frame. 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 2006 with a 15 year warranty. Based on the expected roofing lifespan, it is recommended that this building be re-roofed in the next 8 - 10 years to be consistent with the roofing program.

BUILDING INFORMATION:

Gross Area (square feet): 54,146	IBC Occupancy Type 1: 85 % I-3
Year Constructed: 2006	IBC Occupancy Type 2: 15 % A-3
Exterior Finish 1: 100 % Painted Stucco / EIFS	Construction Type: Concrete Masonry Units & Steel
Exterior Finish 2: 0 %	IBC Construction Type: II-FR
Number of Levels (Floors): 1	Percent Fire Supressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$78.30
Priority Class 2: \$247,000	Total Facility Replacement Construction Cost: \$27,073,000
Priority Class 3: \$3,992,860	Facility Replacement Cost per Square Foot: \$500
Grand Total: \$4,239,860	FCNI: 16%

RAWSON-NEAL HOSPITAL BUILDING 1

SPWD Facility Condition Analysis - 2508

Survey Date: 2/7/2022

RAWSON-NEAL HOSPITAL BUILDING 1

BUILDING REPORT

The Rawson Neal Hospital Building 1 contains 4 pods, A, B, C, and D which includes a gymnasium, arts and crafts room, pharmacy, medical offices, and a 30-bed psychiatric emergency services wing. The concrete masonry unit and steel framed structure has a concrete tile roofing system with single ply roof wells for the rooftop mechanical equipment. The single ply roofing is original construction in 2006 with a 15 year warranty. The facility is ADA accessible and has a fire alarm and sprinkler system. The HVAC system is a closed loop 4 pipe system supplied from Building 2 supplying rooftop air handlers, domestic hot water storage tank and VAV boxes throughout the occupied space.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$6,300**
Currently Critical **Immediate to Two Years**

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Project Index #: 2508PLM3
Construction Cost \$6,300

This building contains a water fountain in the lobby that is not ADA compliant. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of a drinking fountain to meet the ADA requirement. Note that a bottle filler integrated into a drinking fountain does not make the water fountain accessible. If drinking fountains are located in an exit access, it is recommended to review exit access requirements for projections into exit access width.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$292,400**
Necessary - Not Yet Critical **Two to Four Years**

FLOORING REPLACEMENT

Project Index #: 2508INT4
Construction Cost \$78,400

The carpet in the building is showing signs of extensive 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.

LOBBY BEAM REHABILITATION

Project Index #: 2508INT3
Construction Cost \$54,000

The millwork on the overhead beams in the lobby is deteriorating due to heat in the vaulted ceiling area resulting in a falling debris hazard. If these items are not repaired, it will result continued safety concerns and possible closure of the main lobby. This project will design and install laminates on the lobby beams suitable for the environment.

REPAIR NURSES STATIONS

Project Index #: 2508INT5
Construction Cost \$52,100

The deteriorating millwork at the Nurses Stations reduce the useable working space for staff and the debris may lead to infection control issues. This project will design and construct a repair to reface the millwork at the 2 Nurses Stations.

SHOWER & SINK FIXTURE REPLACEMENT

Project Index #: 2508PLM2
Construction Cost \$107,900

The restrooms and shower facilities are in generally good condition, however the plumbing fixtures are reaching the end of their useful life. This project would provide funding for the removal and replacement of all patient sink and shower fixtures in Building 1.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$1,146,380

Long-Term Needs

Four to Ten Years

**Project Index #: 2508EXT1
Construction Cost \$309,690**

EXTERIOR FINISHES

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 are cleaning and sealing the concrete masonry units, painting the stucco and metal trim and re-caulking the expansion joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 4 -5 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 2508INT1
Construction Cost \$309,690**

INTERIOR FINISHES

The interior finishes are in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 6 - 8 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.

**Project Index #: 2508EXT2
Construction Cost \$527,000**

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 - 25 years. The roof warranty expires during that time frame. 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 2006 with a 15 year warranty. Based on the expected roofing lifespan, it is recommended that this building be re-roofed in the next 8 - 10 years to be consistent with the roofing program.

BUILDING INFORMATION:

Gross Area (square feet): 61,938	IBC Occupancy Type 1: 50 % I-3
Year Constructed: 2006	IBC Occupancy Type 2: 40 % B
Exterior Finish 1: 100 % Painted Stucco / EIFS	Construction Type: Concrete Masonry Units & Steel
Exterior Finish 2: 0 %	IBC Construction Type: II-FR
Number of Levels (Floors): 1	Percent Fire Supressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$6,300	Project Construction Cost per Square Foot: \$23.33
Priority Class 2: \$292,400	Total Facility Replacement Construction Cost: \$30,969,000
Priority Class 3: \$1,146,380	Facility Replacement Cost per Square Foot: \$500
Grand Total: \$1,445,080	FCNI: 5%

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



Rawson-Neal Psychiatric Hospital Site – FCA Site #9894
Description: View of the AC Paved Main Parking Area.



Rawson-Neal Psychiatric Hospital Site – FCA Site #9894
Description: View of the AC Paved East Parking Area.



Rawson-Neal Psychiatric Hospital Site – FCA Site #9894
Description: Interior Courtyard.



Rawson-Neal Psychiatric Hospital – FCA Building #2508 and #2510
Description: Interior / Main Entrance into the Facility.



Rawson-Neal Psychiatric Hospital – FCA Building #2508 and #2510
Description: Typical Nurses Station.



Rawson-Neal Psychiatric Hospital – FCA Building #2508 and #2510
Description: Office Carpet Replacement Needed.



Rawson-Neal Psychiatric Hospital – FCA Building #2508 and #2510
Description: Delaminating Beams in Lobby.



Rawson-Neal Psychiatric Hospital – FCA Building #2508 and #2510
Description: Dual Level Drinking Fountain Needed.



Rawson-Neal Psychiatric Hospital – FCA Building #2508 and #2510
Description: Water Heater Replacement Needed.



Rawson-Neal Psychiatric Hospital – FCA Building #2508 and #2510
Description: Security Surveillance Upgrade Recommended.