

State of Nevada
Department of Corrections
Three Lakes Valley Conservation Camp
Facility Condition Analysis

THREE LAKES VALLEY CONSERVATION CAMP

20825 Cold Creek Road
Indian Springs, Nevada 89070

Site Number: 9967

**STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS**



Report Printed in December 2013

State of Nevada
Department of Corrections
Three Lakes Valley Conservation Camp
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: 9967

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
3093	NDF OFFICE / SHOP E 20825 Cold Creek Road Indian Springs	14685	2010	5/1/2013	\$0	\$0	\$146,850	\$146,850	\$3,671,250	4%
3089	HOUSING UNIT A2 20825 Cold Creek Road Indian Springs	26767	2010	5/1/2013	\$0	\$0	\$267,670	\$267,670	\$6,691,750	4%
3088	HOUSING UNIT A1 20825 Cold Creek Road Indian Springs	26767	2010	5/1/2013	\$0	\$0	\$267,670	\$267,670	\$6,691,750	4%
3092	INMATE PROGRAMS D 20825 Cold Creek Road Indian Springs	10838	2010	5/1/2013	\$0	\$0	\$108,380	\$108,380	\$2,980,450	4%
3091	NDOC / NDF ADMINISTRATION C 20825 Cold Creek Road Indian Springs	16386	2010	5/1/2013	\$0	\$0	\$163,860	\$163,860	\$4,506,150	4%
3090	INMATE SERVICES B 20825 Cold Creek Road Indian Springs	23866	2010	5/1/2013	\$0	\$0	\$238,660	\$238,660	\$6,563,150	4%
9967	THREE LAKES VALLEY CONSERVATION CAMP 20825 Cold Creek Road Indian Springs			5/1/2013	\$0	\$0	\$249,000	\$249,000		0%
Report Totals.....:		119,309			\$0	\$0	\$1,442,090	\$1,442,090	\$31,104,500	5%

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THREE LAKES VALLEY CONSERVATION CAMP

SPWB Facility Condition Analysis - 9967

Survey Date: 5/1/2013

THREE LAKES VALLEY CONSERVATION CAMP

BUILDING REPORT

Three Lakes Valley Conservation Camp is located about 48 miles North of Las Vegas near the town of Indian Springs. The facility is on the West side of Highway 95 on Cold Creek Road just past Southern Desert Correctional Center. This is a minimum security facility that is supervised by the warden of SDCC. The camp was completely rebuilt under 07-C05.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$249,000

Long-Term Needs

Four to Ten Years

Project Index #: 9967SIT2

Construction Cost \$249,000

CRACK FILL & SEAL ASPHALT PAVING

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, parking areas and the maintenance yard. 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. 415,000 square feet of asphalt area was used to generate this estimate.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$0
Priority Class 3:	\$249,000
Grand Total:	\$249,000

NDF OFFICE / SHOP E

SPWB Facility Condition Analysis - 3093

Survey Date: 5/1/2013

NDF OFFICE / SHOP E
BUILDING REPORT

The NDF Office / Shop is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. It contains a large shop area, restrooms, offices and mezzanine storage areas. The facility has fire sprinklers and a fire alarm and detection system.

PRIORITY CLASS 3 PROJECTS Total Construction Cost for Priority 3 Projects: \$146,850
Long-Term Needs Four to Ten Years

EXTERIOR FINISHES Project Index #: 3093EXT1
Construction Cost \$73,425

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES Project Index #: 3093INT1
Construction Cost \$73,425

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.

BUILDING INFORMATION:

- Gross Area (square feet): 14,685
Year Constructed: 2010
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-1
IBC Occupancy Type 2: 0 %
Construction Type: Concrete Masonry Units & Steel
IBC Construction Type: II-B
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Table with 4 columns: Priority Class, Cost, Project Construction Cost per Square Foot, Total Facility Replacement Construction Cost, Facility Replacement Cost per Square Foot, FCNI.

INMATE PROGRAMS D

SPWB Facility Condition Analysis - 3092

Survey Date: 5/1/2013

**INMATE PROGRAMS D
BUILDING REPORT**

The Inmate Programs building is a concrete unit masonry and steel framed structure with a single-ply roofing system on a concrete foundation. It contains a large gymnasium, the chapel, a multi-purpose room, storage areas and staff and inmate restrooms as well a several offices for search and property storage. The facility has fire sprinklers as well as a fire alarm and smoke detection system.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$108,380

Long-Term Needs

Four to Ten Years

Project Index #: 3092EXT1

Construction Cost \$54,190

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 3092INT1

Construction Cost \$54,190

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.

BUILDING INFORMATION:

Gross Area (square feet): 10,838

Year Constructed: 2010

Exterior Finish 1: 100 % Painted Stucco / EIFS

Exterior Finish 2: 0 %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 80 % A-3

IBC Occupancy Type 2: 20 % B

Construction Type: Concrete Masonry Units & Steel

IBC Construction Type: II-B

Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$2,980,000
Priority Class 3:	\$108,380	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$108,380	FCNI:	4%

**NDOC / NDF ADMINISTRATION C
 BUILDING REPORT**

The Administration building is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. It contains office, meeting space and training for Forestry and corrections activities including visitation. It has ADA complaint restrooms including inmate restrooms, conference rooms and training areas. The facility has a fire sprinkler system as well as a fire alarm and detection system.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$163,860**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

**Project Index #: 3091EXT1
 Construction Cost \$81,930**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

**Project Index #: 3091INT1
 Construction Cost \$81,930**

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.

BUILDING INFORMATION:

Gross Area (square feet): 16,386
Year Constructed: 2010
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Concrete Masonry Units & Steel
IBC Construction Type: II-B
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$4,506,000
Priority Class 3:	\$163,860	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$163,860	FCNI:	4%

INMATE SERVICES B

SPWB Facility Condition Analysis - 3090

Survey Date: 5/1/2013

**INMATE SERVICES B
BUILDING REPORT**

The Inmate Services Building is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. The facility contains the culinary and dining operations, laundry, inmate store, intake and central plant. It has restrooms which are mostly ADA complaint, fire sprinklers and a fire alarm and detection system.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$238,660**

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

**Project Index #: 3090EXT1
Construction Cost \$119,330**

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 3090INT1
Construction Cost \$119,330**

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.

BUILDING INFORMATION:

Gross Area (square feet): 23,866
Year Constructed: 2010
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 50 % B
IBC Occupancy Type 2: 50 % A-2
Construction Type: Concrete Masonry Units & Steel
IBC Construction Type: II-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$6,563,000
Priority Class 3:	\$238,660	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$238,660	FCNI:	4%

HOUSING UNIT A2

SPWB Facility Condition Analysis - 3089

Survey Date: 5/1/2013

**HOUSING UNIT A2
BUILDING REPORT**

The housing unit is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. It is a two level dormitory style housing unit with restrooms and showers, day room areas and control room for correctional officers. The facility is fully sprinklered and has a fire alarm and detection system.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$267,670**

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

**Project Index #: 3089EXT1
Construction Cost \$133,835**

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 3089INT1
Construction Cost \$133,835**

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.

BUILDING INFORMATION:

- Gross Area (square feet): 26,767
- Year Constructed: 2010
- Exterior Finish 1: 100 % Painted Stucco / EIFS
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 2 Basement? No
- IBC Occupancy Type 1: 100 % I-3
- IBC Occupancy Type 2: 0 %
- Construction Type: Concrete Masonry Units & Steel
- IBC Construction Type: II-B
- Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$6,692,000
Priority Class 3:	\$267,670	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$267,670	FCNI:	4%

HOUSING UNIT A1

SPWB Facility Condition Analysis - 3088

Survey Date: 5/1/2013

**HOUSING UNIT A1
BUILDING REPORT**

The housing unit is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. It is a two level dormitory style housing unit with restrooms and showers, day room areas and control room for correctional officers. The facility is fully sprinklered and has a fire alarm and detection system.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$267,670**

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

**Project Index #: 3088EXT1
Construction Cost \$133,835**

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 3088INT1
Construction Cost \$133,835**

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.

BUILDING INFORMATION:

Gross Area (square feet): 26,767
Year Constructed: 2010
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: 0 %
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: 0 %
Construction Type: Concrete Masonry Units & Steel
IBC Construction Type: II-B
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$6,692,000
Priority Class 3:	\$267,670	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$267,670	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 Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Division
Facilities Condition Analysis

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Housing Unit A1 – FCA Building #3088
Description: Exterior of the building.



Housing Unit A2 – FCA Building #3089
Description: Exterior of the building.



Inmate Services B – FCA Building #3090
Description: Exterior of the building.



NDOC / NDF Administration C – FCA Building #3091
Description: Exterior of the building.



Inmate Programs D – FCA Building #3092
Description: Exterior of the building.