

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

LAKES CROSSING CENTER

500 Galletti Way
Sparks, Nevada 89431

Site Number: 9980
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in September 2021

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: 9980

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
0342	LAKES CROSSING CENTER - BUILDING #13 500 Galletti Way Sparks	35804	1974	10/19/2017	\$1,400,600	\$669,500	\$1,756,700	\$3,826,800	\$11,636,300	33%
9980	LAKES CROSSING CENTER SITE 500 Galletti Way Sparks		1974	10/19/2017	\$6,200	\$80,000	\$0	\$86,200		0%
Report Totals.....:		35,804			\$1,406,800	\$749,500	\$1,756,700	\$3,913,000	\$11,636,300	34%

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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LAKES CROSSING CENTER SITE

SPWD Facility Condition Analysis - 9980

Survey Date: 10/19/2017

LAKES CROSSING CENTER SITE
BUILDING REPORT

The Lakes Crossing Center is located on the Northern Nevada Adult Mental Health Campus in Sparks, Nevada. It has approximately 35 paved parking spaces assigned to the facility with one designated ADA accessible parking space. There is a secure perimeter fence with cameras mounted on light poles around the building as well as a paved access road. The site is served by city water and sewer and has natural gas and electric provided by the local utility provider. There is some irrigated turf, shrubs and a few trees on the site and it is well maintained.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$6,200**
Currently Critical **Immediate to Two Years**

HAZARDOUS COMMUNICATION PROGRAM

Project Index #: 9980SFT1
Construction Cost \$2,500

Due to the storage of hazardous materials, this site shall comply with IFC 2018 Chapter 4 Emergency Planning and Preparedness and have a written Hazardous Materials Management Plan, including but not limited to, Section 5003 Safety Data Sheets, Section 406 Employee Training and Response Procedures and Section 407 Hazard Communication. Chapter 50 Section 5001 will provide additional assistance in devising and implementing a hazardous communication program.

This project or a portion thereof was previously recommended in the FCA report dated 01/12/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/19/2017.

SITE BOLLARDS

Project Index #: 9980SIT3
Construction Cost \$3,700

The natural gas meter is in a vulnerable position and needs protection from vehicular impact. Per International Fire Code 2018 Section 312 Vehicle Impact Protection, there needs to be steel posts installed, not less than 4 inches in diameter and filled with concrete. The spacing shall not be more than 4 feet between posts on center and located not less than 3 feet from the gas meter. This project would provide funding for 3 new bollards around the meter.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$80,000**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR SOLAR SITE LIGHTING UPGRADE

Project Index #: 9980ENR1
Construction Cost \$80,000

There are ten existing light poles around the site with either one or two light fixtures each. The existing lighting fixtures are the older metal halide type, and are not energy efficient. With increased traffic and development in the area, insufficient site lighting is a security and safety concern. This project would provide for the installation of 14 solar powered LED exterior light fixtures on 10 light poles with 30" diameter raised concrete bases. This installation will eliminate the need for trenching and electrical connections. Some of the existing poles may be acceptable to re-use. If so, the estimate can be reduced accordingly.

This project or a portion thereof was previously recommended in the FCA report dated 01/12/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/19/2017.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$6,200
Priority Class 2:	\$80,000
Priority Class 3:	\$0
Grand Total:	\$86,200

LAKES CROSSING CENTER - BUILDING #13
BUILDING REPORT

Lakes Crossing Center is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. It provides forensic mental health services in a maximum security facility. Mentally disordered offenders are referred by the court system for evaluation of their competency to stand trial and/or treated to restore competency. Located on the HHS Campus in Sparks, LCC is Nevada's only facility for this purpose and, therefore, serves people from throughout the state. There are also administrative offices, storage rooms, a mechanical room, day rooms and a culinary area. The facility has an original fire sprinkler system which is need of upgrades. The building has one ADA unisex restroom and staff ADA Men's and Women's restrooms. The HVAC system consists of a mixture of roof mounted package units, roof mounted air handlers and 2 boilers. The facility is well maintained but it is showing its age.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$1,400,600**
Currently Critical **Immediate to Two Years**

ADA ACCESSIBLE COUNTER

Project Index #: 0342ADA4
Construction Cost \$2,500

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The front office has a service counter for the public to approach which does not meet current codes. Section 7.2 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that the counter must have a portion which is at least 36" in length with a maximum height of 36" above the finish floor. This project will provide an accessible counter space in accordance with this requirement. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 03/31/2004 and 01/12/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/19/2017.

ADA CABINETS & SINK UPGRADE

Project Index #: 0342ADA6
Construction Cost \$93,000

The cabinets and sinks in multiple locations are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the ADA Standards for Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.

ADA SIGNAGE

Project Index #: 0342ADA2
Construction Cost \$8,300

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with these criteria. It is recommended that applicable signage be installed where required and that existing signage be relocated or replaced as needed. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA report dated 03/31/2004 and 01/12/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/19/2017.

Project Index #: 0342SFT4
Construction Cost \$628,700

FIRE SUPPRESSION SYSTEM REPLACEMENT

This building has an automatic fire suppression system. This system is outdated and is not equipped with current code required items such as seismic anchors. The facility is also in the process of acquiring licensure under the Centers for Medicare and Medicaid (CMS) which has additional fire protection system requirements. This project recommends replacing the existing system with a double-interlock pre-action fire suppression system and implementing a comprehensive testing and service schedule. Removal and disposal of the existing system is included in the estimate. This project or a portion thereof was previously recommended in the FCA report dated 01/12/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/19/2017.

Project Index #: 0342SEC1
Construction Cost \$307,500

INTERIOR DOOR REPLACEMENT

The interior doors are damaged from general abuse and age. There are 115 doors within the secured area and 20 doors outside of the secured area. Some of the doors within the secured area are fire rated doors that do not have magnetic hold opens. These fire doors are often propped open for ease of circulation which compromises the fire rating of the area. There are many doors that are loose in their frames and have worn out locking mechanisms. This project would provide for the removal of the existing doors and the purchase and installation of new doors, frames and hardware. This estimate is for 115 security grade hollow metal doors and 20 solid core wood doors. This project or a portion thereof was previously recommended in the FCA report dated 01/12/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/19/2017.

Project Index #: 0342SFT5
Construction Cost \$16,500

LAUNDRY DRYER REPLACEMENT

The existing natural gas fired clothes dryers have been identified as a risk due to the gas being a source to start a fire. This project recommends replacing the 3 gas dryers with 3 commercial electric dryers. Removal and disposal of the existing dryers is included in this project.

Project Index #: 0342HVA2
Construction Cost \$94,100

VENT INSTALLATION

The client sleeping rooms have no natural or mechanical ventilation which is required by code. Per the 2018 International Building Code section 1202.5, "Natural ventilation of an occupied space shall be through windows, doors, louvers or other openings to the outdoors. The operating mechanism for such openings shall be provided with ready access so that the openings are readily controllable by the building occupants." This project would provide for the purchase and installation of a louvered vent in the exterior wall of each of the 51 client sleeping quarters to provide ventilation according to the 2018 IBC. This project or a portion thereof was previously recommended in the FCA report dated 01/12/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/19/2017.

Project Index #: 0342SEC2
Construction Cost \$250,000

VIDEO SECURITY SYSTEM REPLACEMENT

The video security system for the building and the site is outdated and should be scheduled for immediate replacement. The system is over ten years old and it is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. The wiring and conduit are aging and in some areas were not installed properly resulting in premature wear and a higher probability of failure. Due to the security level of the facility is imperative that a new system is installed for the safety of the staff, clients and the public. This project addresses replacement of the cameras, conduit and wiring throughout the facility with all digital equipment as well as sufficient storage capacity.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$669,500

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0342HVA3

Construction Cost \$160,000

HVAC REPLACEMENT

The central HVAC system consists of two hot water boilers (replaced in 2014), three rooftop air handling units (AHU 1 & 3 replaced in 2012), multiple rooftop packaged units and other related equipment throughout the building. Except as noted above at the time of the survey, the equipment was installed in the late 1990's, is not energy efficient and should be scheduled for replacement. The R-22 refrigerant in the older rooftop units is no longer EPA compliant and its production is mandated to be phased out completely by January 1, 2020. This project would provide for installation of new packaged rooftop units, associated equipment and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 01/12/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/19/2017.

Project Index #: 0342INT6

Construction Cost \$5,200

JANITORS CLOSET REPAIRS

The mop sinks in the Janitors Closets are mounted adjacent to gypsum board and are showing signs of water damage. This project would provide fiberglass reinforced plastic (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.

Project Index #: 0342INT4

Construction Cost \$497,300

SHOWER UPGRADE

There are 16 shower stalls in the building that are showing signs of failure and should be scheduled for replacement. This project would provide for 16 stainless steel shower cabinets to be installed to provide shower facilities for the housing units. Removal and disposal of the existing materials is included in the estimate.

Project Index #: 0342PLM2

Construction Cost \$7,000

WATER HEATER REPLACEMENT

There are two 80 gallon natural gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2 - 3 years. It is recommended that new gas-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$1,756,700

Long-Term Needs

Four to Ten Years

Project Index #: 0342EXT2

Construction Cost \$286,400

EXTERIOR FINISHES

The exterior finishes are in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit and cement plaster 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 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0342INT5

Construction Cost \$150,600

FLOORING REPLACEMENT

The carpet in the building is damaged and reaching the end of its useful life. It is recommended that the carpet in the administration areas be replaced with carpet and the carpet in the client areas be replaced with VCT (vinyl composite tile) or sheet vinyl. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 4 - 5 years.

Project Index #: 0342INT2
Construction Cost \$286,400

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0342ELE2
Construction Cost \$359,500

LIGHTING UPGRADE

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

Project Index #: 0342EXT3
Construction Cost \$673,800

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 years. The roof warranty expires at the end of the same time frame. The 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 2008 with a 15 year warranty. It is recommended that this building be re-roofed in the next 5 - 7 years to be consistent with the roofing program and the end of the warranty period.

BUILDING INFORMATION:

Gross Area (square feet): 35,804	IBC Occupancy Type 1: 100 % I-2
Year Constructed: 1974	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted CMU	Construction Type: Concrete Masonry Units & Steel
Exterior Finish 2: %	IBC Construction Type: I-A
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$1,400,600	Project Construction Cost per Square Foot: \$106.88
Priority Class 2: \$669,500	Total Facility Replacement Construction Cost: \$11,636,000
Priority Class 3: \$1,756,700	Facility Replacement Cost per Square Foot: \$325
Grand Total: \$3,826,800	FCNI: 33%

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



Lakes Crossing Center Site - Site #9980
Description: ADA Accessible Parking & Slurry Seal and Striping.



Lakes Crossing Center Site - Site #9980
Description: Exterior Site Lighting Upgrade Needed.



Lakes Crossing Center Site - Site #9980
Description: Bollard Protection Needed.



Lakes Crossing Center - Building #0342
Description: ADA Cabinetry & Sink Upgrade.



Lakes Crossing Center - Building #0342
Description: Interior Door Replacement Needed.



Lakes Crossing Center - Building #0342
Description: Laundry Dryer Replacement – Gas is Source to Start Fires.



Lakes Crossing Center - Building #0342
Description: Rooftop Unit Replacement Needed.



Lakes Crossing Center - Building #0342
Description: Shower Upgrades Needed.



Lakes Crossing Center - Building #0342
Description: Janitor's Closet Repairs – FRP Sink Splash Protection Needed.