

State of Nevada
Department of Health & Human Services
Division of Mental Health & Developmental Services
Lakes Crossing Center
Facility Condition Analysis

LAKES CROSSING CENTER

500 Galletti Way
Sparks, Nevada 89431

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



Report Printed in April 2012

State of Nevada
Department of Health & Human Services
Division of Mental Health & Developmental Services
Lakes Crossing Center
Facility Condition Analysis

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

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

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

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

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

Class Definitions

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

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

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

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

PRIORITY CLASS 3 - (Four to Ten Years)

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

Site number: 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	1/12/2012	\$1,442,364	\$839,080	\$179,020	\$2,460,464	\$11,636,300	21%
9980	LAKES CROSSING CENTER SITE 500 Galletti Way Sparks		1974	1/12/2012	\$157,500	\$98,750	\$0	\$256,250		0%
Report Totals.....:		35,804			\$1,599,864	\$937,830	\$179,020	\$2,716,714	\$11,636,300	23%

SPWD Facility Condition Analysis

Table of Contents

Building Name	Index #
LAKES CROSSING CENTER SITE	9980
LAKES CROSSING CENTER - BUILDING #13	0342

LAKES CROSSING CENTER SITE

SPWD Facility Condition Analysis - 9980

Survey Date: 1/12/2012

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: \$157,500

Currently Critical

Immediate to Two Years

Project Index #: 9980PLM1

Construction Cost \$7,500

GATE VALVE REPLACEMENT

The 6" main water line coming into the site is equipped with a gate valve to control the irrigation system. It has reached the end of its expected life, leaks and should be replaced in the next one to two years. A contributing factor to the deterioration of the valve is that the vault that contains the valve does not have solid sides and allows dirt to build up and bury the valve. This project would provide for replacing the valve and installing a new vault around the valve with a solid cover and solid walls.

Project Index #: 9980SEC1

Construction Cost \$150,000

SITE SECURITY SYSTEM REPLACEMENT

The site is equipped with a motion detecting security system to monitor and report activity outside of the building. The system is outdated and should be scheduled for replacement. It is over ten years old and it is increasingly difficult to find replacement parts and experienced repairmen to service the sensors and scan pens that the staff carries. 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 motion detection system including equipment, wiring and controls site wide.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$98,750

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 9980ENR1

Construction Cost \$65,000

EXTERIOR SOLAR SITE LIGHTING UPGRADE

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.

Project Index #: 9980SIT1

Construction Cost \$33,750

SLURRY SEAL ASPHALT PAVING

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads, parking areas and the perimeter road and some regrading on the north west portion of the parking lot. This area does not drain well and causes water to pool up in the parking area. 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. 45,000 square feet of asphalt area was used to generate this estimate.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$157,500
Priority Class 2:	\$98,750
Priority Class 3:	\$0
Grand Total:	\$256,250

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 MHDS 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 as well as the fire alarm system. The building has one ADA unisex restroom but the staff Men's and Women's restrooms are not ADA compliant. The HVAC system consists of a mixture roof mounted package units, roof mounted air handlers and 2 boilers. At the time of the survey, there was a CIP 11-M25 to replace 2 air handlers and one packaged unit along with temperature controls. The facility is well maintained but it is showing its age.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$1,442,364

Currently Critical

Immediate to Two Years

ADA ACCESSIBLE COUNTER

Project Index #: 0342ADA4
Construction Cost \$1,000

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 - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

ADA EMPLOYEE LOUNGE UPGRADES

Project Index #: 0342ADA5
Construction Cost \$2,000

The employee lounge does not meet the Americans with Disabilities Act (ADA) requirements. It is recommended to upgrade some of the features of the room for compliance with accessibility standards for employees. This project would provide funding for construction of an accessible sink and faucet, an accessible space at one of the dining tables and an accessible path of travel throughout the room. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

ADA RESTROOM UPGRADE

Project Index #: 0342ADA3
Construction Cost \$25,000

The Men's and Women's designated ADA restrooms for the staff offices do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of Men's and Women's accessible restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0342ADA2

Construction Cost \$5,000

ADA SIGNAGE

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 this 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 - 2006, ICC/ANSI A117.1 - 2003 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/12/2012.

Project Index #: 0342SFT1

Construction Cost \$10,000

EXIT SIGN & EGRESS LIGHTING UPGRADE

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.

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

Project Index #: 0342SFT2

Construction Cost \$143,216

FIRE ALARM SYSTEM UPGRADE

This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the 2006 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements. The facility is also in the process of acquiring licensure under the Centers for Medicare and Medicaid (CMS) which has additional fire alarm system requirements.

Project Index #: 0342SFT4

Construction Cost \$429,648

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.

Project Index #: 0342SEC1

Construction Cost \$250,000

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.

Project Index #: 0342SEC3
Construction Cost \$250,000

SECURITY CONTROL SYSTEM REPLACEMENT

This building is equipped with a security control system that is outdated and should be scheduled for immediate replacement. Problems exist with the door control panel and door motor systems for the client rooms and access doors. 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. It is also recommended to install new communications from the main control room to the Nursing Station. Currently, there is no video surveillance in the Nursing Station to monitor clients in the five isolation rooms. Treatment for the clients in the isolation rooms could be enhanced by providing monitoring equipment to the medical staff. 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 control panels, matrix system, conduit, wiring and door motor systems and installing new conduit, wiring and video surveillance to connect the Nursing Station to the system. This project should be implemented concurrently with the Video Security System Replacement project.

Project Index #: 0342HVA2
Construction Cost \$76,500

VENT INSTALLATION

The client sleeping rooms have no natural or mechanical ventilation which is required by code. Per the 2006 International Building Code section 1203.4, "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 2006 IBC.

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. This project should be implemented concurrently with the Security Control System Replacement project.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$839,080

Necessary - Not Yet Critical Two to Four Years

Project Index #: 0342PLM1
Construction Cost \$3,000

FLOORING REPAIRS

Two of the isolation rooms are fitted with floor drains in the concrete floor. Both of these drains are at a point in the floor other than the lowest point resulting in poor drainage when the floor becomes wet. This project recommends removing the top section of the concrete and pouring a new concrete floor with a positive slope towards the drain in each of the two rooms.

Project Index #: 0342INT3
Construction Cost \$120,000

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 2-3 years.

Project Index #: 0342HVA3

Construction Cost \$537,060

HVAC REPLACEMENT

The central HVAC system consists of two hot water boilers, two rooftop outside air HVAC units, several rooftop packaged units and other related equipment throughout the building. This equipment was installed in the late 1990's, are not energy efficient and should be scheduled for replacement. The boilers are of poor quality and require constant maintenance including replacement of major components. This project would provide for installation of new boilers, 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.

Project Index #: 0342INT2

Construction Cost \$179,020

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 2-3 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.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$179,020

Long-Term Needs

Four to Ten Years

Project Index #: 0342EXT2

Construction Cost \$179,020

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 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 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 35,804

Year Constructed: 1974

Exterior Finish 1: 100 % Painted CMU

Exterior Finish 2: %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % I-2

IBC Occupancy Type 2: %

Construction Type: Concrete Masonry Units & Steel

IBC Construction Type: I-A

Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,442,364	Project Construction Cost per Square Foot:	\$68.72
Priority Class 2:	\$839,080	Total Facility Replacement Construction Cost:	\$11,636,000
Priority Class 3:	\$179,020	Facility Replacement Cost per Square Foot:	\$325
Grand Total:	\$2,460,464	FCNI:	21%

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

515 E. Musser Street, Suite 102
Carson City, Nevada 89701-4263

(775) 684-4141 voice
(775) 684-4142 facsimile



Lakes Crossing Center Site - Site #9980
Description: ADA accessible parking.



Lakes Crossing Center Site - Site #9980
Description: Access road pavement in need of crack filling.



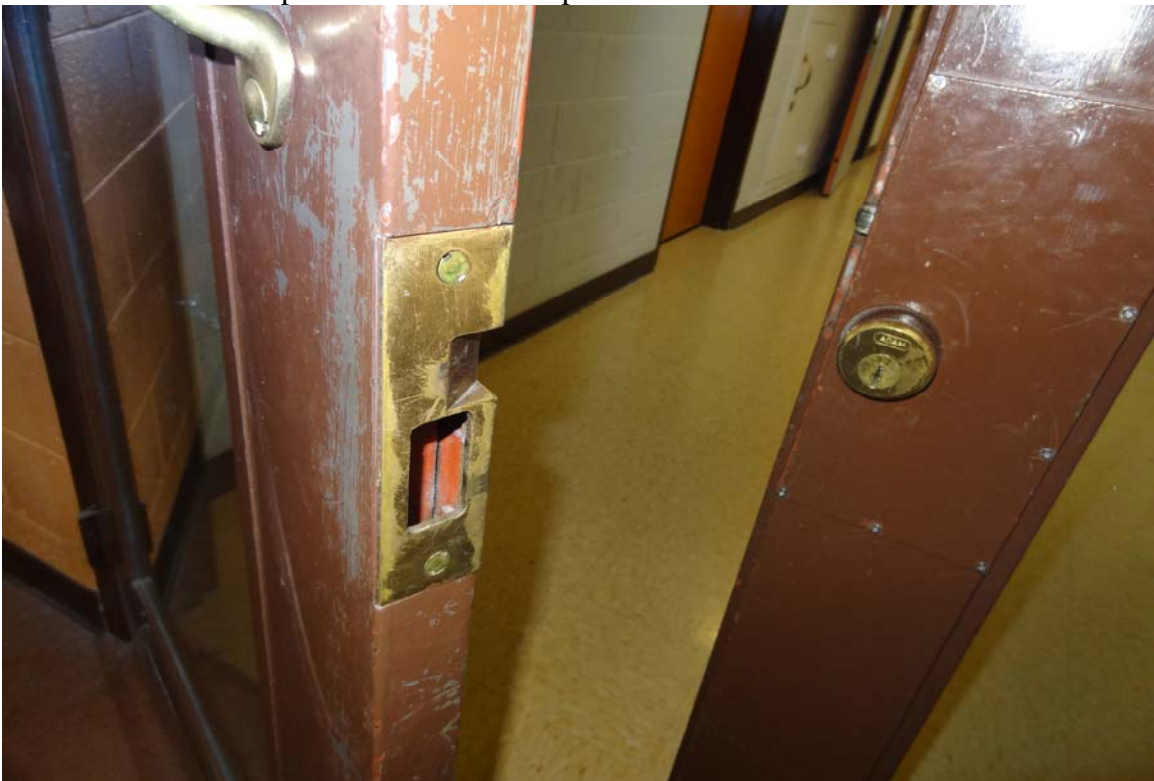
Lakes Crossing Center - Building #0342
Description: Boiler in need of replacement.



Lakes Crossing Center - Building #0342
Description: Non-ADA compliant staff Men's restroom.



Lakes Crossing Center - Building #0342
Description: Non-ADA compliant staff restroom entrances.



Lakes Crossing Center - Building #0342
Description: Damaged door / hardware.



Lakes Crossing Center - Building #0342
Description: View of the roof mounted HVAC unit.



Lakes Crossing Center - Building #0342
Description: View of leaking irrigation gate valve.