

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

SOUTHERN NEVADA ADULT MENTAL HEALTH SERVICES

6161 West Charleston Blvd.
Las Vegas, Nevada 89146

Site Number: 9992
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in August 2022

State of Nevada
Department of Health & Human Services
Public & 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: 9992

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
1953	#5 FOOD SERVICE CENTER STORAGE 6161 West Charleston Blvd. Las Vegas	1458	1972	1/25/2022	\$6,000	\$66,690	\$793,900	\$866,590	\$437,400	198%
1952	#4 FOOD SERVICE CENTER 6161 West Charleston Blvd. Las Vegas	3400	1972	1/25/2022	\$12,300	\$206,300	\$879,400	\$1,098,000	\$1,190,000	92%
1949	#1 ADMINISTRATION/OUTPATIENT SERVICES 6161 West Charleston Blvd. Las Vegas	30000	1969	1/25/2022	\$196,200	\$3,016,300	\$3,229,300	\$6,441,800	\$12,000,000	54%
1951	#3A CRISIS OBSERVATION UNIT 6161 West Charleston Blvd. Las Vegas	10700	1972	1/25/2022	\$23,500	\$1,184,800	\$593,600	\$1,801,900	\$4,815,000	37%
0243	#2 PHARMACY/LABORATORY BUILDING 6161 West Charleston Blvd. Las Vegas	7600	1972	1/25/2022	\$5,000	\$785,600	\$260,300	\$1,050,900	\$3,800,000	28%
1950	#3 INPATIENT HOSPITAL 6161 West Charleston Blvd. Las Vegas	37800	1988	1/25/2022	\$224,700	\$2,671,000	\$766,800	\$3,662,500	\$18,900,000	19%
1954	#6 STORAGE/SHOP 6161 West Charleston Blvd. Las Vegas	5300	1981	1/25/2022	\$63,000	\$53,100	\$26,500	\$142,600	\$1,590,000	9%
0360	#6A STORAGE BUILDING 6161 West Charleston Blvd. Las Vegas	800	2004	1/25/2022	\$0	\$8,000	\$0	\$8,000	\$160,000	5%
9992	SNAMHS SITE 6161 West Charleston Blvd. Las Vegas			1/25/2022	\$5,000	\$708,200	\$0	\$713,200	\$0	0%
Report Totals.....:		97,058			\$535,700	\$8,699,990	\$6,549,800	\$15,785,490	\$42,892,400	37%

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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#3 INPATIENT HOSPITAL	1950
#1 ADMINISTRATION/OUTPATIENT SERVICES	1949
#6A STORAGE BUILDING	0360
#2 PHARMACY/LABORATORY BUILDING	0243

SNAMHS SITE

SPWD Facility Condition Analysis - 9992

Survey Date: 1/25/2022

SNAMHS SITE BUILDING REPORT

Southern Nevada Adult Mental Health Services (SNAMHS) provides both inpatient and outpatient services to adults with mental illness. The site is comprised of 8 structures, paved parking, and access roads with grass and trees in the open areas. The site is generally in good condition and appears to be well maintained. The site is served by natural gas, electrical, city water and sewer. There is a large parking area which has ADA compliant spaces.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$5,000**
Currently Critical **Immediate to Two Years**

ADA SIGNAGE

Project Index #: 9992ADA1
Construction Cost \$5,000

Americans with Disabilities Act (ADA) regulations pertaining to building access has established signage criteria for permanent spaces in buildings and accessible route of travel from parking to building(s). The criteria includes sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. This project would provide for directional signage along the accessible route of travel from the ADA accessible parking to each building and public space. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the ADA Standards For Accessible Design were used for reference on this project.

This project or a portion there of was previously recommended in the FCA report dated 02/22/2007 and 10/18/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/25/2022.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$708,200**
Necessary - Not Yet Critical **Two to Four Years**

CRACK FILL AND SEAL ASPHALT PAVING

Project Index #: 9992SIT2
Construction Cost \$75,600

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the parking lot and access roads on the site. 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. 70,000 square feet of asphalt area was used to generate this estimate.

This project or a portion there of was previously recommended in the FCA report dated 10/18/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/25/2022.

TRANSVERSE DRIVE REHABILITATION

Project Index #: 9992SIT4
Construction Cost \$632,600

This road is in a state of failure, and replacement is needed. The staff from the Stein Hospital are utilizing the on street parking which is in disrepair and does not have ADA required parking or access to the building. This project would pulverize and repave a portion of Transverse Drive at the Southern Nevada Mental Health Services campus. This rehabilitation effort will include the construction of sidewalks with required accessibility components. This project will also make repairs to the existing street lighting.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$5,000
Priority Class 2:	\$708,200
Priority Class 3:	\$0
Grand Total:	\$713,200

#6 STORAGE/SHOP

SPWD Facility Condition Analysis - 1954

Survey Date: 1/25/2022

#6 STORAGE/SHOP
BUILDING REPORT

Building #6, Storage and Shop, is a steel framed structure on a concrete slab-on-grade foundation. The roof has a single ply membrane installed in 2016 with a 20 year warranty. It has an exterior painted stucco finish and the interior is mostly painted gypsum board on the walls. The insulation is exposed in the main shop area. There is a wood framed storage mezzanine on the interior as well as a restroom and offices. The facility does not have a fire alarm system and is not ADA compliant.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$63,000**
Currently Critical **Immediate to Two Years**

ADA RESTROOM UPGRADE **Project Index #: 1954ADA2**
Construction Cost \$25,000

The building does not have a fully accessible restroom. The existing restroom does not meet the ADA requirements. A retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.

INSTALL FIRE ALARM SYSTEM **Project Index #: 1954SFT5**
Construction Cost \$33,500

This building is lacking an automatic fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements.

This project or a portion thereof was previously recommended in the FCA report dated 2/22/2007 and 10/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/25/2022.

STRUCTURAL ASSESSMENT OF STORAGE FLOOR **Project Index #: 1954STR1**
Construction Cost \$4,500

An upper level storage mezzanine has been constructed inside of the Storage Building. The 2018 IBC Table 1607.1 has a minimum load requirement of 125p.s.f. for light storage in non-residential spaces. There is no record of a CIP project or structural plans for this construction and it could be a potential safety issue due to collapse. This project recommends that a licensed engineer perform a structural investigation to assess the load carrying capacity of this area. Future projects would be based on this report.

This project or a portion thereof was previously recommended in the FCA report dated 2/22/2007 and 10/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/25/2022.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$53,100**
Necessary - Not Yet Critical **Two to Four Years**

INTERIOR FINISHES **Project Index #: 1954INT1**
Construction Cost \$42,400

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2 - 4 and every 5 - 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 1954INT2
Construction Cost \$5,700

REPLACE VCT IN OFFICE

The existing vinyl composition tile (VCT) is damaged from age and use. This project would provide for the installation of new VCT in the office area. Removal of the existing tile is included in this estimate. This cost does NOT include any monies for asbestos containing material testing or removal if it is present. 400 square feet was used for this estimate. This project or a portion thereof was previously recommended in the FCA report dated 10/18/2013. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/25/2022.

Project Index #: 1954ENR1
Construction Cost \$5,000

WINDOW REPLACEMENT

There are two old aluminum windows which should be scheduled for replacement. This project would provide for two new dual pane window units to be installed. Removal and disposal of the old windows is included in this estimate. This project should be done concurrently with window replacement projects in the adjacent SNAMHS buildings.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$26,500

Long-Term Needs

Four to Ten Years

Project Index #: 1954EXT1
Construction Cost \$26,500

EXTERIOR FINISHES

The exterior finishes were in fair condition. However, immediate stucco repairs are needed on the northwest corner of the building. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 - 5 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 5,300	IBC Occupancy Type 1: 80 % S-1
Year Constructed: 1981	IBC Occupancy Type 2: 20 % B
Exterior Finish 1: 100 % Painted Stucco / EIFS	Construction Type: Prefabricated Steel Building
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$63,000	Project Construction Cost per Square Foot: \$26.91
Priority Class 2: \$53,100	Total Facility Replacement Construction Cost: \$1,590,000
Priority Class 3: \$26,500	Facility Replacement Cost per Square Foot: \$300
Grand Total: \$142,600	FCNI: 9%

#5 FOOD SERVICE CENTER STORAGE

SPWD Facility Condition Analysis - 1953

Survey Date: 1/25/2022

#5 FOOD SERVICE CENTER STORAGE
BUILDING REPORT

The #5 Food Service Center Storage building is a wood post and beam framed structure with a single-ply membrane roof on a concrete slab-on-grade foundation. The roof was replaced in 2004 with a 15 year warranty. The exterior is a painted stucco and the interior is painted gypsum board. It is used for food storage for Building #4. There is a walk-in freezer and walk-in refrigerator as well as a dry goods storage area. This building is shared with the Desert Regional Center. There are two ground mounted HVAC units, fire sprinklers, and a fire alarm system in the facility.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$6,000**
Currently Critical **Immediate to Two Years**

FIRE SPRINKLER HEAD INSPECTION

Project Index #: 1953SFT3
Construction Cost \$6,000

A visual survey of the fire sprinkler system in this building indicates the system to be in excess of 10 years old. NFPA 25 is the standard governing inspection, testing and maintenance of water-based fire protection systems. According to NFPA 25, standard wet type fire sprinkler system heads shall be replaced or a sample tested periodically depending on the type of sprinkler head: Every 10 years for Dry Pendent heads (for freezing locations, i.e. walk-in freezers), 20 years for Fast Response heads and 50 years Standard Response heads. The tests shall be repeated every 10 years thereafter. The testing requires removal of 1% of the sprinkler heads or minimum of 4 whichever is more and sent to a listed testing lab. This project will fund the testing required to satisfy NFPA 25 for this fire sprinkler system. Any additional testing or sprinkler replacement is not included in this estimate.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$66,690**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR DOOR REPLACEMENT

Project Index #: 1953EXT5
Construction Cost \$9,400

The 2 exterior metal man door appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement of the doors with new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

HVAC EQUIPMENT REPLACEMENT

Project Index #: 1953HVA2
Construction Cost \$40,000

The HVAC system was installed in 2006 and should be scheduled for replacement. It is not energy efficient and has reached the end of its expected and useful life. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project would provide for installation of two new HVAC packaged units and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC system and all required connections to utilities.

INTERIOR FINISHES

Project Index #: 1953INT1
Construction Cost \$7,290

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2 - 4 years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability

Project Index #: 1953SFT1
Construction Cost \$10,000

REPLACE LOADING DOCK STAIRS

The 2018 IBC Chapter 1009.5.1 requires the horizontal slope of stair treads in any direction not to exceed 2 percent. Chapter 1009.11 requires handrails be installed on stairs with two or more risers and a landing is required at the top and bottom of the stairs. The stairs next to the loading dock do not meet these requirements. This project would provide for the rebuilding of the concrete stairway to meet the 2018 IBC code requirements. Two handrails, one on each side of the stairway are included in this cost estimate.

This project or a portion there of was previously recommended in the FCA report dated 6/18/1998, 2/22/2007 and 10/18/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/25/2022.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$793,900**
Long-Term Needs **Four to Ten Years**

Project Index #: 1953EXT3
Construction Cost \$11,700

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 recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented within the next 4 - 6 years and is recommended on a cyclical basis based on environmental conditions. Painting and / or sealing of the exposed outriggers is included as part of this project.

Project Index #: 1953HVA1
Construction Cost \$749,000

REPLACE CULINARY REFRIGERATION UNITS

The Freezer and Cooler enclosures are approaching 20 years old and reaching the end of their useful life. Also, the refrigeration systems are R-22 based refrigerants and no longer manufactured or imported into the United States starting January 1, 2020. This project will design and install replacement walk-in cooler and walk-in freezer enclosures including the refrigeration systems. This project includes removal and disposal of the existing enclosures and equipment and connections to utilities.

Project Index #: 1953EXT4
Construction Cost \$33,200

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 2004 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): 1,458 **IBC Occupancy Type 1: 100 % S-2**
Year Constructed: 1972 **IBC Occupancy Type 2: %**
Exterior Finish 1: 100 % Painted Stucco / EIFS **Construction Type: Wood Post & Beam**
Exterior Finish 2: % **IBC Construction Type: V-B**
Number of Levels (Floors): 1 **Basement? No** **Percent Fire Supressed: 100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$6,000	Project Construction Cost per Square Foot:	\$594.37
Priority Class 2:	\$66,690	Total Facility Replacement Construction Cost:	\$437,000
Priority Class 3:	\$793,900	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$866,590	FCNI:	198%

#4 FOOD SERVICE CENTER

SPWD Facility Condition Analysis - 1952

Survey Date: 1/25/2022

#4 FOOD SERVICE CENTER
BUILDING REPORT

Building #4, Food Service Center, is a concrete masonry and wood framed structure with a single-ply roof on a concrete slab-on-grade foundation. Roof replacement date is undetermined; however, it appears in similar condition as building #5 which was replaced in 2004. All of the food preparation and cleaning operations occur in this facility. They serve the Desert Regional Center, Southern Nevada Child and Adolescent Services and Southern Nevada Adult Mental Health Services campuses. There is a fire alarm and sprinkler system as well as an Ansul system for the kitchen hoods. There is a make-up air unit and 2 HVAC units, 2 walk-in coolers, 1 walk-in freezer, a small loading dock, and a restroom in the building. The facility is not ADA compliant.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$12,300**
Currently Critical **Immediate to Two Years**

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Project Index #: 1952ADA3
Construction Cost \$6,300

This building contains a water fountain 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 four drinking fountains to meet the ADA requirements, two on each floor. 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.

FIRE SPRINKLER HEAD INSPECTION

Project Index #: 1952SFT1
Construction Cost \$6,000

A visual survey of the fire sprinkler system in this building indicates the system to be in excess of 10 years old. NFPA 25 is the standard governing inspection, testing and maintenance of water-based fire protection systems. According to NFPA 25, standard wet type fire sprinkler system heads shall be replaced or a sample tested periodically depending on the type of sprinkler head: Every 10 years for Dry Pendent heads (for freezing locations, i.e. walk-in freezers), 20 years for Fast Response heads and 50 years Standard Response heads. The tests shall be repeated every 10 years thereafter. The testing requires removal of 1% of the sprinkler heads or minimum of 4 whichever is more and sent to a listed testing lab. This project will fund the testing required to satisfy NFPA 25 for this fire sprinkler system. Any additional testing or sprinkler replacement is not included in this estimate.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$206,300**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR DOOR REPLACEMENT

Project Index #: 1952EXT6
Construction Cost \$24,500

The exterior doors of the building are original to the building and have reached the end of their useful life. Many are damaged from continuous use. This project would provide for the removal and replacement of nine new metal door assemblies including frames, locks, hardware and painting. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

Project Index #: 1952INT3
Construction Cost \$6,300

FLOORING REPLACEMENT

The VCT (vinyl composite tile) in the breakroom and restrooms are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base in the next 2 - 3 years. Any required testing and remediation of ACM (Asbestos containing materials) or slab moisture is not included in this estimate.

Project Index #: 1952HVA2
Construction Cost \$173,000

HVAC EQUIPMENT REPLACEMENT

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

This project is in design under CIP 21-M02(17) and the estimate is based off that project.

Project Index #: 1952EXT5
Construction Cost \$2,500

WINDOW REPLACEMENT

The exterior window in Building #4 is metal frame with single pane glazing and has reached the end of its useful life.

This project will fund the replacement of one window on the south side of the building.

This project should be done concurrently with window replacement projects in the adjacent SNAMHS buildings.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$879,400

Long-Term Needs

Four to Ten Years

Project Index #: 1952EXT3
Construction Cost \$17,000

EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented within the next 6 - 8 years and is recommended on a cyclical basis based on environmental conditions.

Project Index #: 1952INT2
Construction Cost \$17,000

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 - 6 years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 1952HVA3
Construction Cost \$749,000

REPLACE CULINARY REFRIGERATION UNITS

The Freezer and Cooler enclosures are approaching 20 years old and reaching the end of their useful life. Also, the refrigeration systems are R-22 based refrigerants and no longer manufactured or imported into the United States starting January 1, 2020. This project will design and install replacement walk-in cooler and walk-in freezer enclosures including the refrigeration systems. This project includes removal and disposal of the existing enclosures and equipment and connections to utilities.

Project Index #: 1952EXT7

Construction Cost \$80,700

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. It is unknown when the roof was replaced however appears in similar condition as building 5 which was replaced in 2004 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.

This project should be implemented concurrently with other Roof Replacement projects on the SNAMHS campus with warranties expiring at the same time.

Project Index #: 1952PLM3

Construction Cost \$15,700

WATER HEATER REPLACEMENT

There are two 100 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 4 - 6 years. It is missing proper seismic bracing. It is recommended that new gas-fired water heaters be installed with new seismic bracing and drip pans. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 3,400	IBC Occupancy Type 1: 100 % B
Year Constructed: 1972	IBC Occupancy Type 2: %
Exterior Finish 1: 50 % Painted Stucco / EIFS	Construction Type: Wood and Concrete
Exterior Finish 2: 50 % Painted CMU	IBC Construction Type: V-A
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$12,300	Project Construction Cost per Square Foot: \$322.94
Priority Class 2: \$206,300	Total Facility Replacement Construction Cost: \$1,190,000
Priority Class 3: \$879,400	Facility Replacement Cost per Square Foot: \$350
Grand Total: \$1,098,000	FCNI: 92%

#3A CRISIS OBSERVATION UNIT

SPWD Facility Condition Analysis - 1951

Survey Date: 1/25/2022

**#3A CRISIS OBSERVATION UNIT
BUILDING REPORT**

Building #3A, Crisis Observation Unit, is a stucco covered CMU and wood framed structure with a single-ply roof on a concrete slab-on-grade foundation. The roofing was replaced in 2007 with a 15 year warranty. The exterior is painted stucco and painted CMU and the interior is painted gypsum board. The facility contains exam rooms, offices, restrooms, and other inpatient support areas including Men's and Women's ADA compliant restrooms. The HVAC units for this facility were replaced in 2006. There is a fire alarm and sprinkler system in this building.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$23,500**
Currently Critical **Immediate to Two Years**

FIRE SPRINKLER HEAD INSPECTION **Project Index #: 1951SFT3**
Construction Cost \$6,000

A visual survey of the fire sprinkler system in this building indicates the system to be in excess of 20 years old. NFPA 25 is the standard governing inspection, testing and maintenance of water-based fire protection systems. According to NFPA 25, standard wet type fire sprinkler system heads shall be replaced or a sample tested periodically depending on the type of sprinkler head: Every 10 years for Dry Pendent heads (for freezing locations i.e. walk-in freezers), 20 years for Fast Response heads and 50 years Standard Response heads. The tests shall be repeated every 10 years thereafter. The testing requires removal of 1% of the sprinkler heads or minimum of 4 whichever is more and sent to a listed testing lab. This project will fund the testing required to satisfy NFPA 25 for this fire sprinkler system. Any additional testing or sprinkler replacement is not included in this estimate.

INSTALL EXTERIOR HANDRAILS **Project Index #: 1951EXT6**
Construction Cost \$2,500

The 2018 IBC Chapter 1014 requires handrails be installed on stairs with two or more risers. The exterior stairs do not meet these requirements. This project would provide for two 1-1/2 inch diameter steel handrails, one on each side of the stairway to meet the 2018 IBC code requirements. Painting of the railing is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 2/22/2007 and 10/18/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/25/2022.

STRUCTURAL ASSESSMENT **Project Index #: 1951STR1**
Construction Cost \$15,000

This facility has a shade canopy along the west side of the building's exterior. The structure is a mix of wood cantilever beams, wood and CMU support columns in varying stages of weathered decay. The structure appears to be a retrofit after the original construction and no documentation could be located. The deteriorating condition raises concern for the structural integrity of the canopy. This project recommends a structural analysis to determine the integrity of the structure. Structural rehabilitation or demolition are not included in this estimate.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$1,184,800

Necessary - Not Yet Critical

Two to Four Years

**Project Index #: 1951INT1
Construction Cost \$135,500**

CARPET AND TILE REPLACEMENT

The interior floor covering is vinyl tile, in poor condition. The carpet is stained, and repeated cleanings have failed to eliminate the stains. The flooring in the building should be replaced. This project would provide for the removal and replacement of the carpet and vinyl tile throughout the building. This project does not include the ceramic floor tile in the restrooms. This estimate excludes the cost of testing and abatement of Asbestos Containing Materials (ACM). This project or a portion thereof was previously recommended in the FCA report dated 6/16/1998, 2/22/2007 and 10/18/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/25/2022.

**Project Index #: 1951ELE2
Construction Cost \$405,100**

ELECTRICAL UPGRADE

This building is over 50 years old and the electrical system has reached the end of its useful life. Additionally, it was constructed before the requirements for NEC 70e electrical Arc Flash Assessments. As a consequence, the original subpanels, distribution boards and breakers are not labeled with available fault current (AIC Rating). In order to comply with the NEC 70e requirements, it is recommended that the original electrical equipment be replaced with new to facilitate the required Breaker Coordination and Arc Flash studies. Removal and disposal of the existing equipment is included in this project.

**Project Index #: 1951EXT3
Construction Cost \$40,000**

EXTERIOR DOOR REPLACEMENT

There are 5 single leaf exterior metal doors and 3 exterior storefront systems in need of replacement. They are damaged from age and abuse. This project would provide for the installation of new door systems including frames and hardware. Removal and disposal of the old units is included in this estimate.

**Project Index #: 1951EXT1
Construction Cost \$53,500**

EXTERIOR FINISHES

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented within the next 2 - 3 years and is recommended on a cyclical basis based on environmental conditions. Painting and / or sealing of the exposed outriggers is included as part of this project.

**Project Index #: 1951INT7
Construction Cost \$153,000**

INTERIOR DOOR ASSEMBLY REPLACEMENT

The existing interior door assemblies are damaged from abuse and age. This project would provide for the removal of the existing door assemblies and the purchase and installation of new metal door assemblies. All hardware and painting is included in this estimate. Hardware is to include security keys and fusible links (for one-hour door assemblies) or where applicable. A total of 25 doors was used for this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 2/22/2007 and 10/18/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/25/2022.

**Project Index #: 1951ENR1
Construction Cost \$212,000**

REPLACE WINDOWS

The windows in the building are original, not energy efficient and in need of replacement. This project would provide for the installation of new dual pane insulated window units. Safety glazing of window units is recommended due to the use of this facility. Removal and disposal of the old units is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 10/18/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/25/2022.

Project Index #: 1951SEC1
Construction Cost \$185,700

SECURITY 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.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$593,600**

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

Project Index #: 1951HVA3
Construction Cost \$254,000

HVAC EQUIPMENT REPLACEMENT

The HVAC system consists of multiple rooftop units (RTU's) and split systems with exterior ground set condensers. The system was replaced in 2006 and should be scheduled for replacement in the next 4 - 6 years. The system is not energy efficient and is reaching the end of its expected and useful life. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project would provide for installation of a new HVAC system, connection to existing energy management system and cleaning the existing duct work and grilles. This project also includes removal and disposal of the existing HVAC system and all required connections to utilities.

This project should be implemented concurrently with the ROOF REPLACEMENT project.

Project Index #: 1951INT2
Construction Cost \$85,600

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 every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability

Project Index #: 1951EXT4
Construction Cost \$254,000

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 2007 with a 15 year warranty. Based on the expected roofing lifespan, it is recommended that this building be re-roofed in the next 6 - 10 years to be consistent with the roofing program.

BUILDING INFORMATION:

Gross Area (square feet): 10,700	IBC Occupancy Type 1: 100 % I-2
Year Constructed: 1972	IBC Occupancy Type 2: %
Exterior Finish 1: 90 % Painted Stucco / EIFS	Construction Type: Wood Post & Beam and CMU
Exterior Finish 2: 10 % Painted CMU	IBC Construction Type: III-A
Number of Levels (Floors): 1	Basement? No
	Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$23,500	Project Construction Cost per Square Foot: \$168.40
Priority Class 2: \$1,184,800	Total Facility Replacement Construction Cost: \$4,815,000
Priority Class 3: \$593,600	Facility Replacement Cost per Square Foot: \$450
Grand Total: \$1,801,900	FCNI: 37%

#3 INPATIENT HOSPITAL

SPWD Facility Condition Analysis - 1950

Survey Date: 1/25/2022

**#3 INPATIENT HOSPITAL
BUILDING REPORT**

The #3 Inpatient Hospital is a concrete masonry and steel framed structure with a single-ply roofing system on a concrete slab-on-grade foundation. The roofing was replaced in 2002 with a 15 year warranty. The exterior is painted EIFS and the interior is painted gypsum board. After the 2012 survey, large portions of the building were renovated including the HVAC systems under CIP 13-C08 and 15-C01.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$224,700**
Currently Critical **Immediate to Two Years**

FIRE ALARM UPGRADE

**Project Index #: 1950SFT1
Construction Cost \$198,700**

This building is equipped with an automatic fire detection and alarm system, but the system has reached the end of its serviceable life. It is recommended that the fire detection and alarm system be upgraded. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements. This project or a portion thereof was previously recommended in the FCA report dated 10/18/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/25/2022.

FIRE SPRINKLER HEAD INSPECTION

**Project Index #: 1950SFT4
Construction Cost \$6,000**

A visual survey of the fire sprinkler system in this building indicates the system to be in excess of 20 years old. NFPA 25 is the standard governing inspection, testing and maintenance of water-based fire protection systems. According to NFPA 25, standard wet type fire sprinkler system heads shall be replaced or a sample tested periodically depending on the type of sprinkler head: Every 10 years for Dry Pendent heads (for freezing locations i.e. walk-in freezers), 20 years for Fast Response heads and 50 years Standard Response heads. The tests shall be repeated every 10 years thereafter. The testing requires removal of 1% of the sprinkler heads or minimum of 4 whichever is more and sent to a listed testing lab. This project will fund the testing required to satisfy NFPA 25 for this fire sprinkler system. Any additional testing or sprinkler replacement is not included in this estimate.

LOBBY CASEWORK ADA UPGRADE

**Project Index #: 1950ADA4
Construction Cost \$20,000**

The existing entry / lobby reception area is not ADA compliant. This project would provide for new ADA compliant casework to be installed in the lobby area. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA report dated 10/18/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/25/2022.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$2,671,000**
Necessary - Not Yet Critical **Two to Four Years**

ELECTRICAL UPGRADE

**Project Index #: 1950ELE3
Construction Cost \$25,000**

The main emergency panel labeled "EDP" appears to have been manufactured in 1969. It was built before the requirements for NEC 70e electrical Arc Flash Assessments. As a consequence, the panel bussing and breakers are not labeled with available fault current (AIC Rating). In order to comply with the NEC 70e requirements, it is recommended that the original electrical equipment be replaced with new to facilitate the required Breaker Coordination and Arc Flash studies. Removal and disposal of the existing equipment is included in this project.

Project Index #: 1950INT10

Construction Cost \$936,900

ELEVATOR REPLACEMENT

The elevators are original to the building and are beyond their useful service life. When these elevators malfunction, occupant are trapped inside the elevator cabs. Due to the age of the equipment, repairs have become increasingly common and it has become difficult to obtain replacement parts. This project will replace the passenger and freight elevators.

Project Index #: 1950EXT3

Construction Cost \$312,000

EXTERIOR DOORS

The existing exterior door systems are damaged from age and abuse. Replacement of the exterior doors is necessary to help prevent elopement and strengthen the overall hardening of the exterior. This project would provide for 15 new exterior door assemblies to be installed including hardware and painting. Removal and disposal of the existing doors are included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 10/18/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/25/2022.

Project Index #: 1950EXT2

Construction Cost \$378,000

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 recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented within the next 4 - 6 years and is recommended on a cyclical basis based on environmental conditions. Painting and / or sealing of the exterior metal security cages is included as part of this project.

Project Index #: 1950INT6

Construction Cost \$12,700

FLOORING REPLACEMENT

The VCT (vinyl composite tile) in the second floor main corridor is damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base.

This project or a portion there of was previously recommended in the FCA report dated 06/23/1998, 2/22/2007 and 10/18/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/25/2022.

Project Index #: 1950INT9

Construction Cost \$1,006,400

REPLACE INTERIOR DOORS

The existing interior doors are worn from age and abuse. Many of the locking mechanisms do not operate properly and should be replaced. This project would provide for the installation of new high security doors, frames, and hardware. Painting is included in this estimate Removal and disposal of the old doors and frames is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$766,800

Long-Term Needs

Four to Ten Years

Project Index #: 1950INT5

Construction Cost \$302,400

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 - 6 years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability

Project Index #: 1950EXT4

Construction Cost \$448,700

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 2002 with a 15 year warranty. Based on the expected roofing lifespan, it is recommended that this building be re-roofed in the next 5 - 7 years to be consistent with the roofing program.

Project Index #: 1950PLM7

Construction Cost \$15,700

WATER HEATER REPLACEMENT

There are two 100 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 6 - 8 years. It is missing proper seismic bracing. It is recommended that a new gas-fired water heater be installed including new seismic bracing and drip pan. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 37,800

Year Constructed: 1988

Exterior Finish 1: 100 % Painted Stucco / EIFS

Exterior Finish 2: %

Number of Levels (Floors): 2 Basement? No

IBC Occupancy Type 1: 100 % I-3

IBC Occupancy Type 2: %

Construction Type: Concrete & Steel

IBC Construction Type: III-A

Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$224,700

Priority Class 2: \$2,671,000

Priority Class 3: \$766,800

Grand Total: \$3,662,500

Project Construction Cost per Square Foot: \$96.89

Total Facility Replacement Construction Cost: \$18,900,000

Facility Replacement Cost per Square Foot: \$500

FCNI: 19%

#1 ADMINISTRATION/OUTPATIENT SERVICES

SPWD Facility Condition Analysis - 1949

Survey Date: 1/25/2022

#1 ADMINISTRATION/OUTPATIENT SERVICES

BUILDING REPORT

The #1 Administration / Outpatient Services is a wood framed structure with a single-ply roofing system on a concrete slab-on-grade foundation. The roofing system was replaced in 2007 with a 15 year warranty. An office addition was added to the north end in 1976. The facility contains offices and support services, restrooms, visitation and recreation areas for clients. The exterior is painted stucco and the interior is painted gypsum board. There is pad mounted air-cooled chiller, a roof mounted boiler, and 3 indoor air handlers providing the heating, cooling and ventilation for the original facility. There are pad mounted air conditioning units conditioning the office space addition on the north. The building is protected by a fire alarm system but does not have a fire sprinkler system. There are some ADA improvements that have been made including Men's and Women's ADA restrooms.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$196,200****Currently Critical****Immediate to Two Years****DUAL LEVEL DRINKING FOUNTAIN INSTALLATION****Project Index #: 1949ADA2****Construction Cost \$6,300**

This building contains a water fountain. The 2018 IBC Section 1109.5 states where a water fountain is provided, at least half shall be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 10/18/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/25/2022.

FIRE ALARM UPGRADE**Project Index #: 1949SFT4****Construction Cost \$189,900**

This building is equipped with an automatic fire detection and alarm system that was obsoleted by the manufacturer in January 2020. Replacement parts are no longer available from the manufacturer. It is recommended that the system be replaced. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2018 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$3,016,300****Necessary - Not Yet Critical****Two to Four Years****CARPET & VINYL COMPOSITION TILE (VCT) REPLACEMENT****Project Index #: 1949INT6****Construction Cost \$310,200**

The existing carpet and vinyl composition tile (VCT) is in poor condition and should be scheduled for replacement. This project would provide for the installation of new VCT in the facility. Removal and disposal of the old tile is included in this estimate. A \$210,000 allowance for asbestos removal is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 10/18/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/25/2022.

ELECTRICAL UPGRADE**Project Index #: 1949ELE3****Construction Cost \$1,110,000**

This building is over 50 years old. The electrical system is mostly original equipment and has reached the end of its useful life. Additionally, it was constructed before the requirements for NEC 70e electrical Arc Flash Assessments. As a consequence, the original subpanels, distribution boards and breakers are not labeled with available fault current (AIC Rating). In order to comply with the NEC 70e requirements, it is recommended that the original electrical equipment be replaced with new to facilitate the required Breaker Coordination and Arc Flash studies. Removal and disposal of the existing equipment is included in this project.

Project Index #: 1949EXT6

Construction Cost \$204,800

EXTERIOR DOOR REPLACEMENT AND ACCESS CONTROL

The exterior doors are damaged from age and general wear and tear and have reached the end of their expected life. Additionally, controlled access to the building is critical in maintaining a secure environment for staff and clients. This project would provide for the replacement of the exterior door assemblies, add access control and powered operators at the main entrance, Removal and disposal of the existing doors is included in this estimate.

Project Index #: 1949EXT4

Construction Cost \$240,000

EXTERIOR FINISHES

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented within the next 2 -3 years and is recommended on a cyclical basis based on environmental conditions. The wood outriggers are in need of sanding, sealing and painting as soon as possible to prevent further damage.

Project Index #: 1949INT5

Construction Cost \$472,600

INTERIOR DOOR ASSEMBLY REPLACEMENT

The existing interior door assemblies are damaged from abuse and age. This project would provide for the removal of the existing door assemblies and the purchase and installation of new metal door assemblies. All hardware and painting is included in this estimate. Hardware is to include security keys and fusible links (for one-hour door assemblies) or where applicable. A total of 116 doors was used for this estimate. Removal and disposal of the existing door assemblies is also included in the estimate.

This project or a portion thereof was previously recommended in the FCA report dated 2/22/2007 and 10/18/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/25/2022.

Project Index #: 1949INT3

Construction Cost \$15,000

STORAGE ROOM RAMP

The door into an IT / Telephone Rm, swings out over a set of stairs. This step down is a violation of the International Building Code. This project recommends building a metal landing inside the door and a ramp down to the lower floor, to make the space more usable. Steel prefabricated handrails should be provided.

This project or a portion thereof was previously recommended in the FCA report dated 6/25/1998, 2/22/2007 and 10/18/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/25/2022.

Project Index #: 1949EXT5

Construction Cost \$663,700

WINDOW / DOOR GLAZING REPLACEMENT

There are ten windows that face onto the patio. They are single pane glazed units and should be replaced with dual pane glass. This project would provide for the removal and replacement of these windows. Safety glazing will be used in areas required by the 2018 IBC. Also, the remaining 70 windows are single pane and original to the facility. This project also would provide for the installation of new windows throughout the building. Removal and disposal of the existing windows is included in this estimate. 6 glass double doors are also included in the estimate.

This project or a portion thereof was previously recommended in the FCA report dated 6/25/1998 and 2/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/18/2012.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$3,229,300

Long-Term Needs

Four to Ten Years

**Project Index #: 1949HVA3
Construction Cost \$1,700,000**

HVAC REPLACEMENT

The HVAC system consists of rooftop units (RTU's), an 80 ton air cooled chiller, a new boiler installed in 2021 and 3 air handling units. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. While in fair operating condition at the time of the survey, the HVAC systems should be scheduled for a complete replacement in the next 7 - 10 years. This project includes the removal and disposal of the existing equipment and piping, cleaning the ductwork, new temperature control system (TCS) and connection to all required utilities.

**Project Index #: 1949SFT1
Construction Cost \$664,800**

INSTALL FIRE SPRINKLER SYSTEM

Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned by the state regardless of occupancy, has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or designated as an R occupancy, must have fire sprinklers installed when the building is remodeled or an addition added to the building. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

This project or a portion thereof was previously recommended in the FCA report dated 10/18/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/25/2022.

**Project Index #: 1949INT4
Construction Cost \$150,000**

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 five to six years and every 4 - 6 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability

**Project Index #: 1949EXT7
Construction Cost \$712,200**

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.

**Project Index #: 1949PLM3
Construction Cost \$2,300**

WATER HEATER REPLACEMENT

There is a 40 gallon electric 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 4 - 6 years. It is recommended that a new electric water heater be installed including new seismic bracing and drip pan. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 30,000	IBC Occupancy Type 1: 100 % B
Year Constructed: 1969	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Stucco / EIFS	Construction Type: Wood Framed
Exterior Finish 2: %	IBC Construction Type: III-B
Number of Levels (Floors): 1	Basement? No
	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$196,200	Project Construction Cost per Square Foot: \$214.73
Priority Class 2: \$3,016,300	Total Facility Replacement Construction Cost: \$12,000,000
Priority Class 3: \$3,229,300	Facility Replacement Cost per Square Foot: \$400
Grand Total: \$6,441,800	FCNI: 54%

SMOKING RAMADA

SPWD Facility Condition Analysis - 0362

Survey Date: 2/22/2007

**SMOKING RAMADA
BUILDING REPORT**

This 9'-0" x 9'-0" wood framed structure has metal mesh on three sides with a shed roof on a concrete slab-on-grade foundation. The low sloping roof is covered with a rolled roofing product. The structure is located in front of building 3A and is in good condition.

Omitted this structure

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$810**
Long-Term Needs **Four to Ten Years**

**Project Index #: 0362EXT1
Construction Cost \$810**

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented within the next 3-4 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 81	IBC Occupancy Type 1: 100 % U-1
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Metal Mesh	Construction Type: Wood framing
Exterior Finish 2: 0 %	IBC Construction Type: V-N
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

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: \$2,000
Priority Class 3: \$810	Facility Replacement Cost per Square Foot: \$25
Grand Total: \$810	FCNI: 41%

#6A STORAGE BUILDING

SPWD Facility Condition Analysis - 0360

Survey Date: 1/25/2022

#6A STORAGE BUILDING
BUILDING REPORT

The #6A Storage Building is a wood post and beam framed structure with a shed roof on a concrete slab-on-grade foundation. The roof is covered with a rolled roofing product and original to the building. The expected life for this roofing system is 30 years. The building's exterior lighting has been upgraded to LED. This structure was built to relieve storage overflow from building #6.

PRIORITY CLASS 2 PROJECTS Total Construction Cost for Priority 2 Projects: \$8,000
Necessary - Not Yet Critical Two to Four Years

Project Index #: 0360EXT1
Construction Cost \$8,000

EXTERIOR FINISHES

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented within the next 2 - 3 years and is recommended on a cyclical basis based on environmental conditions.

BUILDING INFORMATION:

Gross Area (square feet): 800 IBC Occupancy Type 1: 100 % S-2
Year Constructed: 2004 IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding Construction Type: Wood Framing
Exterior Finish 2: 0 % IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0 Project Construction Cost per Square Foot: \$10.00
Priority Class 2: \$8,000 Total Facility Replacement Construction Cost: \$160,000
Priority Class 3: \$0 Facility Replacement Cost per Square Foot: \$200
Grand Total: \$8,000 FCNI: 5%

**#2 PHARMACY/LABORATORY BUILDING
BUILDING REPORT**

The #2 Pharmacy/Laboratory is a CMU, EIFS and wood framed structure with a single-ply roof on a concrete slab-on-grade foundation. The roofing was replaced in 2007 with a 15 year warranty. The exterior is painted stucco and painted CMU and the interior is painted gypsum board. The majority of the building is split between the Pharmacy and the Vocational area with a small Laboratory on the back side. There are offices, storage areas, and some conference space as well as Men's and Women's restrooms and an All Gender accessible restroom. There is a fire alarm and sprinkler system in the facility.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$5,000**
Currently Critical **Immediate to Two Years**

FIRE SPRINKLER HEAD INSPECTION **Project Index #: 0243SFT4**
Construction Cost \$5,000

A visual survey of the fire sprinkler system in this building indicates the system to be in excess of 20 years old. NFPA 25 is the standard governing inspection, testing and maintenance of water-based fire protection systems. According to NFPA 25, standard wet type fire sprinkler system heads shall be replaced or a sample tested periodically depending on the type of sprinkler head: Every 10 years for Dry Pendent heads, 20 years for Fast Response heads and 50 years Standard Response heads. The tests shall be repeated every 10 years thereafter. The testing requires removal of 1% of the sprinkler heads or minimum of 4 whichever is more and sent to a listed testing lab. This project will fund the testing required to satisfy NFPA 25 for this fire sprinkler system. Any additional testing or sprinkler replacement is not included in this estimate.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$785,600**
Necessary - Not Yet Critical **Two to Four Years**

ACCESS CONTROL **Project Index #: 0243SEC1**
Construction Cost \$96,300

The building currently does not have access control. Access control for the building is very important in maintaining a secured environment for staff and clients. This project will provide security hardware and a key card access control system for the exterior doors.

ELECTRICAL UPGRADE **Project Index #: 0243ELE2**
Construction Cost \$243,200

This building is 50 years old and the electrical system has reached the end of its useful life. Additionally, it was constructed before the requirements for NEC 70e electrical Arc Flash Assessments. As a consequence, the original subpanels, distribution boards and breakers are not labeled with available fault current (AIC Rating). In order to comply with the NEC 70e requirements, it is recommended that the original electrical equipment be replaced with new to facilitate the required Breaker Coordination and Arc Flash studies. Removal and disposal of the existing equipment is included in this project.

EXTERIOR DOOR REPLACEMENT **Project Index #: 0243EXT5**
Construction Cost \$16,000

The existing exterior doors and frames are damaged from age and use. This project would provide for the installation of 4 new door assemblies including frames hardware and paint, Removal and disposal of the existing doors is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 10/18/2022. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/25/2022.

Project Index #: 0243INT5
Construction Cost \$96,200

FLOORING REPLACEMENT

The flooring in this building is damaged, missing in areas and is reaching the end of its useful life. It is recommended that the flooring be replaced. This project would provide for the removal and disposal of the existing flooring and installation of new vinyl composition tile (VCT) and heavy duty commercial grade carpet in the next 2 -3 years.

Project Index #: 0243HVA3
Construction Cost \$180,000

HVAC EQUIPMENT REPLACEMENT

The rooftop packaged HVAC units on this building are reaching the end of their useful life. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project would provide for the installation of new packaged HVAC units including new curb adapters, 100 feet of new condensate line, crane and rigging removal and installation and all required connections to utilities. The project scope includes extending the existing TCS system (Delta/Enteliweb) to this building; all other buildings on the site are on the TCS network.

Project Index #: 0243INT4
Construction Cost \$38,400

INTERIOR DOOR ASSEMBLY REPLACEMENT

The existing interior door assemblies are damaged from abuse and age. This project would provide for the removal of the existing door assemblies and the purchase and installation of new metal door assemblies. All hardware and painting is included in this estimate. Hardware is to include security keys and fusible links (for one-hour door assemblies) or where applicable. A total of 32 doors was used for this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 2/22/2007 and 10/18/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/25/2022.

Project Index #: 0243EXT6
Construction Cost \$115,500

REPLACE WINDOWS AND FRAMES

The existing wood framed window systems are damaged from age and exposure. This project would provide for the removal of the existing wood window systems and replacement with new aluminum storefront window systems. The remainder of the windows are old single pane and should be scheduled for replacement. This project would also provide for the installation of new dual pane window systems. Removal and disposal of the old window systems are included in this estimate. A total of 32 units was used for this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 2/22/2007 and 10/18/2012. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/25/2022.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$260,300

Long-Term Needs

Four to Ten Years

Project Index #: 0243EXT3
Construction Cost \$53,200

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 recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented within the next 4 - 6 years and is recommended on a cyclical basis based on environmental conditions. Painting and / or sealing of the exposed outriggers is included as part of this project.

Project Index #: 0243INT2
Construction Cost \$53,200

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 four to six years and every 4 - 6 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability

Project Index #: 0243EXT7

Construction Cost \$150,400

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 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 2007 with a 15 year warranty. It is recommended that this building be re-roofed in the next 8 - 10 years to be consistent with the roofing program.

Project Index #: 0243PLM2

Construction Cost \$3,500

WATER HEATER REPLACEMENT

There is a 75 gallon natural gas water heater in the building. The average lifespan of a water heater is eight to ten years. This unit was installed in 2010. It is recommended that a new natural gas water heater, seismic straps, braided steel hose, expansion tank, ball valves, new flex gas line and pan be installed in the next 4 - 5 years. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 7,600

Year Constructed: 1972

Exterior Finish 1: 100 % Painted Stucco / EIFS

Exterior Finish 2: %

IBC Occupancy Type 1: 100 % B

IBC Occupancy Type 2: %

Construction Type: Wood Post & Beam and CMU

IBC Construction Type: V-B

Number of Levels (Floors): 1 Basement? No

Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$5,000

Priority Class 2: \$785,600

Priority Class 3: \$260,300

Grand Total: \$1,050,900

Project Construction Cost per Square Foot: \$138.28

Total Facility Replacement Construction Cost: \$3,800,000

Facility Replacement Cost per Square Foot: \$500

FCNI: 28%

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
Facilities Condition Analysis

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

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



Southern Nevada Adult Mental Health Services Site – FCA Site #9992
Description: Transverse Drive Rehabilitation Needed.



Southern Nevada Adult Mental Health Services Site – FCA Site #9992
Description: Crack Fill & Seal Asphalt Paving.



#6 Storage / Shop – FCA Building #1954
Description: Exterior of the Building.



#6 Storage / Shop – FCA Building #1954
Description: ADA Restroom Upgrade Needed.



#5 Food Service Center Storage – FCA Building #1953
Description: Exterior of the Building.



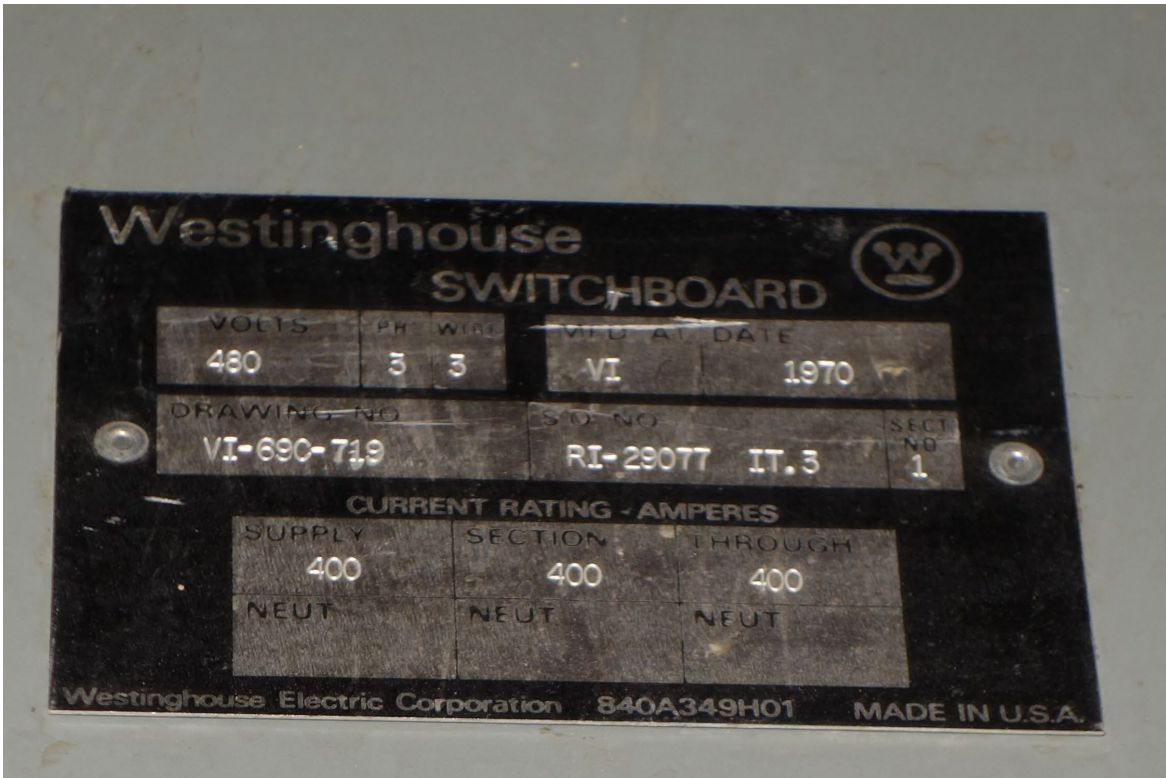
#4 Food Service Center – FCA Building #1952
Description: Exterior of the Building.



#3A Crisis Observation Unit – FCA Building #1951
Description: Exterior of the Building.



#3A Crisis Observation Unit – FCA Building #1951
Description: Structural Assessment of Shade Canopy Needed.



#3A Crisis Observation Unit – FCA Building #1951
Description: Electrical Upgrade Needed.



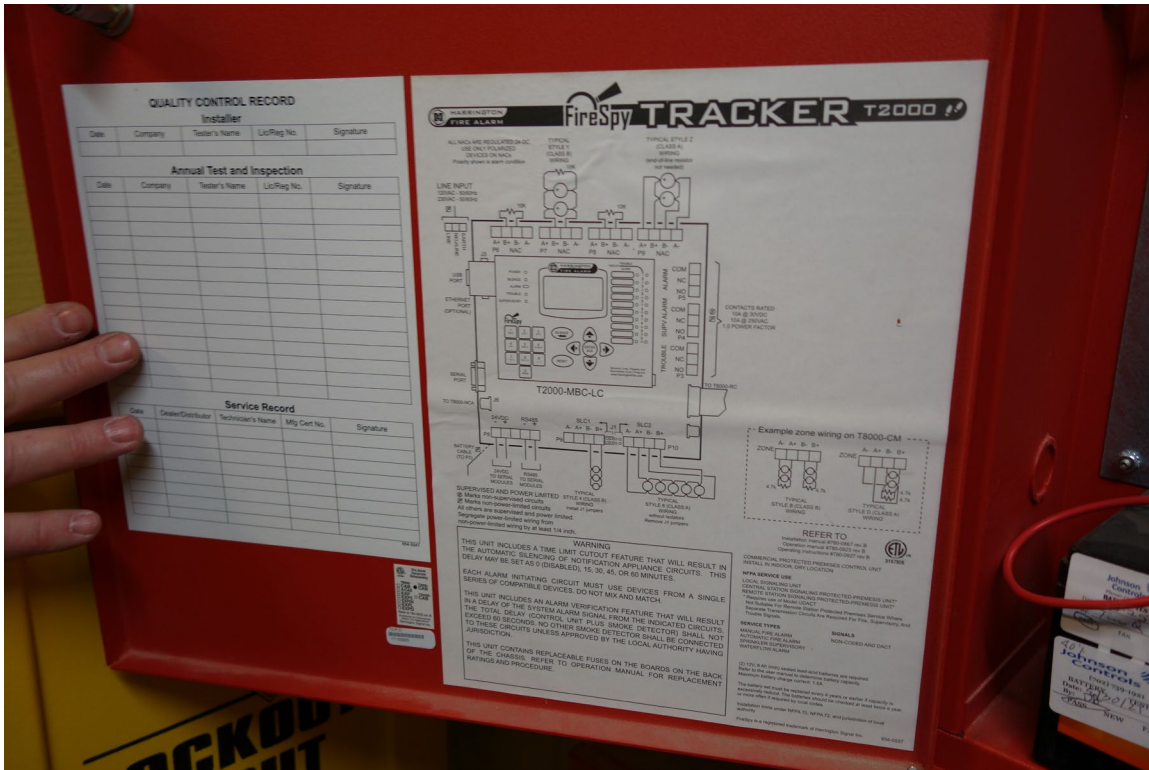
#3 Inpatient Hospital – FCA Building #1950
Description: Exterior of the Building.



#3 Inpatient Hospital – FCA Building #1950
Description: View of Refurbished Nurses Station.



#1 Administration / Outpatient Services – FCA Building #1949
Description: Exterior of the Building.



#1 Administration / Outpatient Services – FCA Building #1949
Description: Fire Alarm Obsolete Replacement Needed.



#1 Administration / Outpatient Services – FCA Building #1949
Description: Single Pane Windows Replacement Needed.



#6A Storage Building – FCA Building #0360
Description: Exterior of the Building.



#2 Pharmacy / Laboratory Building – FCA Building #0243
Description: Exterior of the Building.



#2 Pharmacy / Laboratory Building – FCA Building #0243
Description: Window Replacement Needed.



#2 Pharmacy / Laboratory Building – FCA Building #0243
Description: Electrical Upgrade Needed.