



STATE OF NEVADA
STATE PUBLIC WORKS DIVISION

FACILITY CONDITION ASSESSMENT REPORT FOR:
NORTHERN NEVADA CORRECTIONAL COMPLEX
DEPT OF PUBLIC SAFETY



NEVADA HIGHWAY PATROL

SITE #: 9851 DPS TRAINING FACILITY SITE
2101 SNYDER AVE
CARSON CITY, NV 89701-6795



Survey Date: 1/10/2023
Distribution Date: 4/22/2024

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FACILITY CONDITION ASSESSMENT INTRODUCTION

PROGRAM

Created under the authority of NRS 341.128. (Legislature, 2022). The State Public Works Division's (SPWD) Facility Condition Assessment (FCA) program periodically inspects all state-owned buildings excluding those owned by the Nevada System of Higher Education (NSHE). Additionally, Nevada Department of Transportation (NDOT) and Legislature buildings are assessed by their own agencies. SPWD FCA personnel conduct interviews with site staff, review documents, and perform walk-throughs to assess the physical condition of the building's components and systems. The outcome of the assessment is a report of the overall site condition and infrastructure findings for the site and building(s) located on the site. The Legislative Commission will be notified if there are any serious concerns reported.

REPORT

The purpose of the report is to provide a documentary framework to assist the agency and SPWD in optimizing and maintaining the physical condition of the state's building portfolio; develop capital budgets and prioritize resources. Agencies may find it helpful in calculating funding required to meet future budgetary needs. Additionally, it augments SPWDs Capital Improvement Program's (CIP) planning phase.

Projects are identified and categorized under the building management systems listed below (Figure 1.) and assigned a priority (Figure 2.) and a status (Figure 3.).

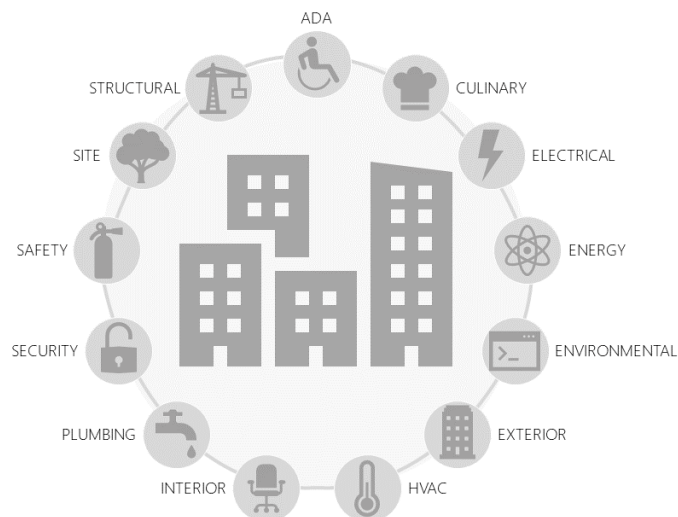
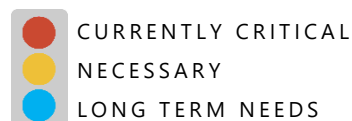


FIGURE 2.



The STATUS of a project can be:

FIGURE 3.

COMPLETED	Project has finished.
IN PROGRESS	Project is on-going.
CANCELED	Project was dropped.
DEFERRED	Project has been postponed.
NEW	Project is new, discovered and written during a site survey.

The appendices provide supplementary material for a more comprehensive understanding of priority categorization, cost estimates and facility management standards.

APPENDIX A	PROJECT IDENTIFICATION (ID) CATEGORIES
APPENDIX B	MAINTENANCE PROJECTS AND COST ESTIMATES
APPENDIX C	FACILITY CONDITION INDEX
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DISCLAIMER

1. The report was prepared by the SPWD under the authority of [NRS 341.128](#) for use as a planning resource.
2. The report does not guarantee funding and should not be used for budgetary purposes.
3. Qualified individuals should develop the overall project's budget estimate and scope.
4. The actual overall project costs will vary from those reported after the final scope and budgets are developed.
5. This report provides estimated hard costs (construction) and excludes soft costs (project) such as consultant fees, permit fees, and FF&E (furniture, fixtures, equipment).
6. Materials and costs noted here may be affected by new methods of construction, agency projects, and individual projects, as well as pending and proposed Capital Improvement Projects (CIP).
7. The deficiencies outlined in this report were noted in a visual survey, they do not represent the cost of a complete facility renovation or routine maintenance costs.

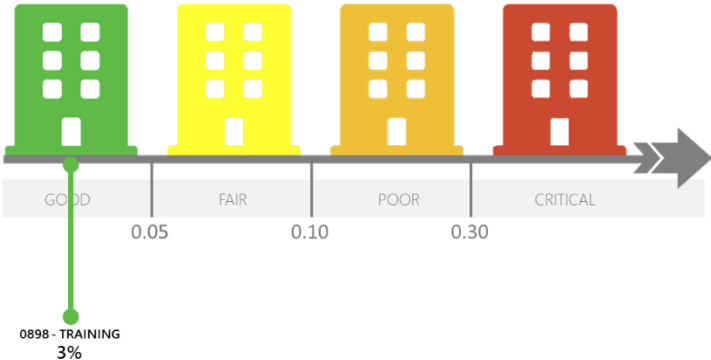
SITE MAP



BLDG #	NAME	YR BUILT	SQ FT
0898	DPS TRAINING FACILITY	1985	11000
9851	DPS TRAINING FACILITY SITE	1985	
02	TOTAL # OF BLDGS		

FACILITY CONDITION INDEX (FCI)

GRAPH



FCI is the total cost of necessary building repairs and renewal divided by the current cost of replacing the building. Each building's FCI score reflects the current condition of the building: *good*, *fair*, *poor*, or *critical*. It is normal to see buildings in all stages of condition.

The graph on the left shows the FCI for each building at the DPS TRAINING FACILITY SITE.

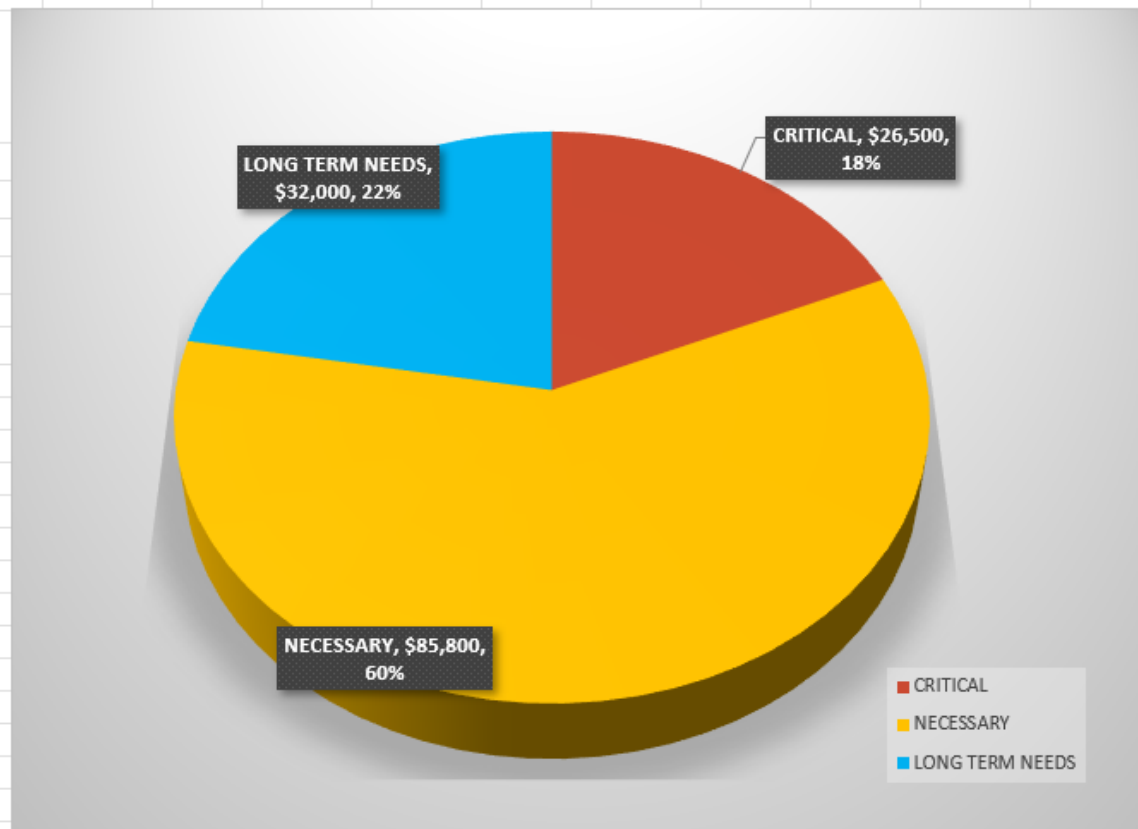
The percentages shown in the graph to the left were calculated using the figures in the report below.

DATA

SITE #: 9851

SURVEY DT	BLDG #	NAME	YR BUILT	SQ FT	PRIORITY CLASSES			PR CLASS	COST TO REPLACE	FCI
					CRITICAL (1) COST	NECESSARY (2) COST	LONG TERM (3) COST			
1/10/2023	9851	DPS TRAINING FACILITY SITE	1985		\$0	\$0	\$32,000	\$32,000	0%	
1/10/2023	0898	DPS TRAINING FACILITY	1985	11000	\$26,500	\$85,800	\$0	\$112,300	\$4,400,000	3%
				TOTALS:	11,000	\$26,500	\$85,800	\$32,000	\$144,300	3%

COST BREAKDOWN BY PRIORITY



The percentages shown in the chart above were calculated using the figures in the PROJECTS BY PRIORITY section listed below. The chart above represents costs for the entire site.

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
1	Currently Critical	Immediate to 2
2	Necessary – Not Yet Critical	2 to 4
3	Long Term Needs	4 to 10

PROJECTS BY PRIORITY

PRIORITY 1 – CURRENTLY CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
0898	0898SEC1	NEW	ACCESS CONTROL REPLACEMENT	26,500.00
				\$26,500.00

PRIORITY 2 – NECESSARY, NOT YET CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
0898	0898EXT4	DEFERRED	REPAIR ROOF SCUPPER DOWN SPOUTS	20,000.00
0898	0898PLM2	NEW	COLD AIR INFILTRATION REPAIR	25,000.00
0898	0898SFT2	NEW	LOBBY SAFETY IMPROVEMENTS	40,800.00
				\$85,800.00

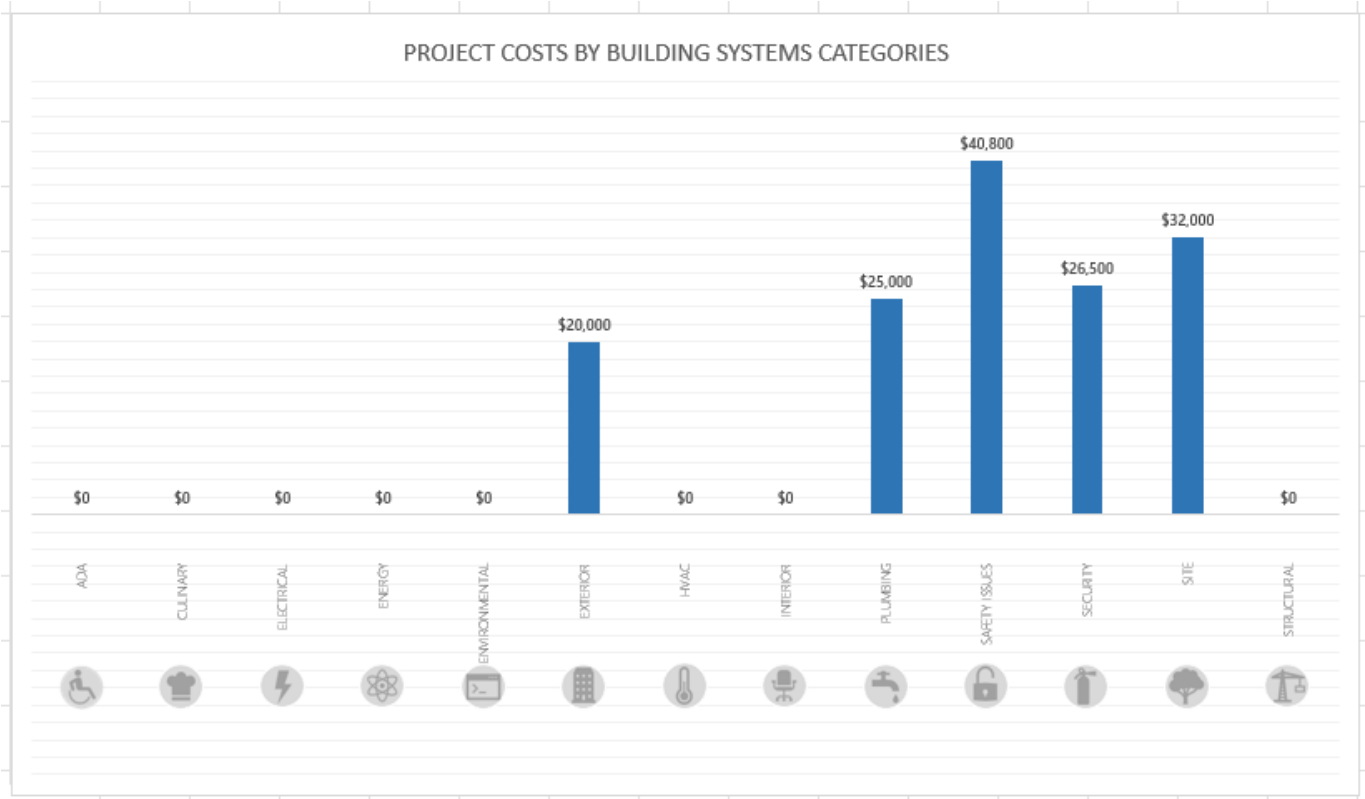
PRIORITY 3 – LONG TERM NEEDS

BLDG #	PROJECT #	STATUS	DESC	COST
9851	9851SIT5	NEW	SLURRY SEAL PAVING	32,000.00
				\$32,000.00
GRAND TOTAL				\$144,300.00

CONSTRUCTION PROJECT PORTFOLIO BY SITE/BUILDING

DISCLAIMER

- The deficiencies outlined in this report were noted in a visual survey, they do not represent the cost of a complete facility renovation or routine maintenance costs.



NORTHERN NEVADA CORRECTIONAL COMPLEX
 9851 – DPS TRAINING FACILITY SITE **OCCUPIED**

FACILITY USAGE: SITE-GENERAL

CONSTRUCTION TYPE		
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	0%	0%
OCCUPANCY TYPE	- %	- %

STATISTICS



BUILT	1985
AGE	39 yrs
AQUIRED	1985
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	-
FLOORS	0
BASEMENT?	No
LONGITUDE / LATITUDE	39.113854 / -119.743255
REPLACEMENT COST	-
COST PER SF	-
FACILITY CONDITION INDEX	0.00

The DPS Training Facility site is located in Southeast Carson City off of Snyder Avenue. There is a large paved parking area with ADA compliant parking spaces and route of travel into the building and some irrigated turf and shrubs around the building. The site is served by city sewer and water with backflow protection and natural gas and electrical service as well. The site also has a fenced and paved impound yard for vehicle storage to the east of the facility.

The site is well maintained.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
-	-	-
3	1	\$32,000.00
TOTALS	1	\$32,000.00

9851 DPS TRAINING FACILITY SITE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	9851SIT5 - SITE ISSUES	STATUS	3/29/2024	NEW

SLURRY SEAL PAVING

	QUANTITY	UNITS	TOTAL	SF COST
The site paving was re-sealed in 2022. 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 and parking areas. Striping is included in this estimate. This project should be scheduled on a 4 - 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 40,000 square feet of asphalt area was used to generate this estimate.	40000	SF	\$32,000.00	-



NORTHERN NEVADA CORRECTIONAL COMPLEX
0898 – DPS TRAINING FACILITY OCCUPIED

FACILITY USAGE: CLASSROOM

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Concrete Masonry Units	-%
OCCUPANCY TYPE	100% B Offices or Higher Education Offices	-%

STATISTICS



BUILT	1985
AGE	39 yrs
ACQUIRED	1985
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	11,000
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	39.113559 / -119.743713
REPLACEMENT COST	\$4,400,000.00
COST PER SF	\$ 400.00
FACILITY CONDITION INDEX	2.55

The DPS Training Facility is a concrete masonry unit and wood framed structure with a single-ply roofing system on a concrete foundation. In 2021, the facility was substantially renovated under CIP 19-M18. The scope included new HVAC, roof, flooring, restroom ADA upgrades, interior lighting, new windows and exterior finishes. The HVAC system consists of 10 rooftop package units, all of which were replaced under CIP 19-M18. The building is protected by fire alarm and sprinkler system which was installed in 2010. There are several offices, a break room, storage and copy areas ADA accessible restrooms and multiple training rooms. It was noted during the 2023 survey that the facility does not have maintenance contracts and repairs are done as needed. This places a newly renovated building at risk of accelerated deterioration. It is highly recommended that buildings & ground maintenance and janitorial contracts be established for this site. The Training Division is responsible for the basic law enforcement training and the continuing education of all the Department's peace officers. It provides training programs to raise the level of professionalism for Department employees to increase the level of public safety, improve the quality of service the Department provides the public and to provide career enhancement opportunities for all Department peace officers.

PROJECT PRIORITY COSTS

PRIORITY	# OF PROJECTS	COST
1	1	\$26,500.00
2	3	\$85,800.00
-	-	-
TOTALS	4	\$112,300.00

0898 DPS TRAINING FACILITY

PROJECT #	0898SEC1 - SECURITY	PRIORITY	1 - Immediate to Two Years
		STATUS	3/28/2024 NEW

ACCESS CONTROL REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The existing access control system is failing and has reached the end of its useful life. Card readers intermittently fail to read. A complete replacement of the hardware and software is recommended including the card readers.	0		\$26,500.00	\$ 2.00



0898 DPS TRAINING FACILITY

		PRIORITY	2 - Two to Four Years	
PROJECT #	0898EXT4 - BUILDING EXTERIOR	STATUS	11/15/2023	DEFERRED

REPAIR ROOF SCUPPER DOWN SPOUTS

	QUANTITY	UNITS	TOTAL	SF COST
The existing down spouts at the roof scupper locations terminate right at grade and / or were missing the last section. The downspout at the front entry is completely missing allowing wind driven rain hit the adjacent walls and window glazing. Significant ponding occurs against the foundation at the front entry during each precipitation event. This project would provide for repair of the existing down spouts, install catchments at the point of downspout discharge and a means to drain the precipitation away from the building. This will require re-grading the landscape areas surrounding the building to facilitate the removal of the surface water.	1	PKG	\$20,000.00	\$ 2.00

The existing down spouts at the roof scupper locations terminate right at grade and / or were missing the last section. The downspout at the front entry is completely missing allowing wind driven rain hit the adjacent walls and window glazing. Significant ponding occurs against the foundation at the front entry during each precipitation event. This project would provide for repair of the existing down spouts, install catchments at the point of downspout discharge and a means to drain the precipitation away from the building. This will require re-grading the landscape areas surrounding the building to facilitate the removal of the surface water.

This project or a portion thereof was previously recommended in the FCA report dated 12/01/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 1/10/2023.



0898 DPS TRAINING FACILITY

		PRIORITY	2 - Two to Four Years	
PROJECT #	0898PLM2 - PLUMBING	STATUS	3/28/2024	NEW

COLD AIR INFILTRATION REPAIR

	QUANTITY	UNITS	TOTAL	SF COST
The main hallway outside of the Utility Room is very cold and drafty during the winter season. The cause is oversized outside air ducting that is currently being used to provide combustion air to the natural gas fired water heater. The ducting provides a free path of outside air into the Utility Room and flows into the hallway. This project would fund the replacement of the existing water heater with a sealed combustion water heater in which the combustion and exhaust are directly ducted outside by the use of a concentric vent roof penetration. Cap and seal the existing combustion air ducts	1	PKG	\$25,000.00	\$ 2.00



0898 DPS TRAINING FACILITY

		PRIORITY	2 - Two to Four Years	
PROJECT #	0898SFT2 - SAFETY ISSUES	STATUS	3/28/2024	NEW

LOBBY SAFETY IMPROVEMENTS

	QUANTITY	UNITS	TOTAL	SF COST
The existing lobby safety measures protecting administrative staff appear inadequate. The existing Lexan barrier would not prevent a determined individual from entering the building. Physical improvements to the space are recommended including replacement of the casework, safety barriers and access control.	1	PKG	\$40,800.00	\$ 4.00



APPENDICES

APPENDIX A – PROJECT IDENTIFICATION (ID) CATEGORIES

FIGURE 3 is a list of the current building management categories used. The Project ID contains the following:

<SITE #><BUILDING MANAGEMENT CATEGORY><ARBITRARY #>

Example: 9999ADA1 and 9999HVA2

BUILDING MANAGEMENT CATEGORIES

FIGURE 3.



APPENDIX B – MAINTENANCE PROJECTS AND COST ESTIMATES

DISCLAIMER

4. The actual overall project costs will vary from those reported after the final scope and budgets are developed.
5. This report provides estimated hard costs (construction) and excludes soft costs (project) such as consultant fees, permit fees, and FF&E (furniture, fixtures, equipment).
6. Materials and costs noted here may be affected by new methods of construction, agency projects, and individual projects, as well as pending and proposed Capital Improvement Projects (CIP).

MAINTENANCE PROJECTS

- Electrical
- Plumbing
- HVAC
- Painting or remodeling
- Flooring and asphalt
- Fire Alarm

EXCLUDED

- Furniture
- Program issues
- Space change
- Telecommunications
- Unidentified costs
- Window treatments
- Routine maintenance



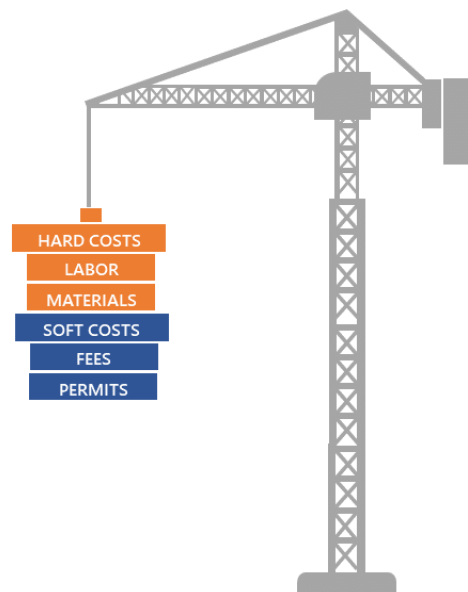
CURRENT CONSTRUCTION PROJECT COST ESTIMATES (Hard Costs)

Cost estimates are derived from:

- RSMeans Cost Estimating Guide
- Comparable SPWD construction projects
- Contractor pricing, which includes:
 - Labor
 - Location factors
 - Materials
 - Profit
 - Overhead

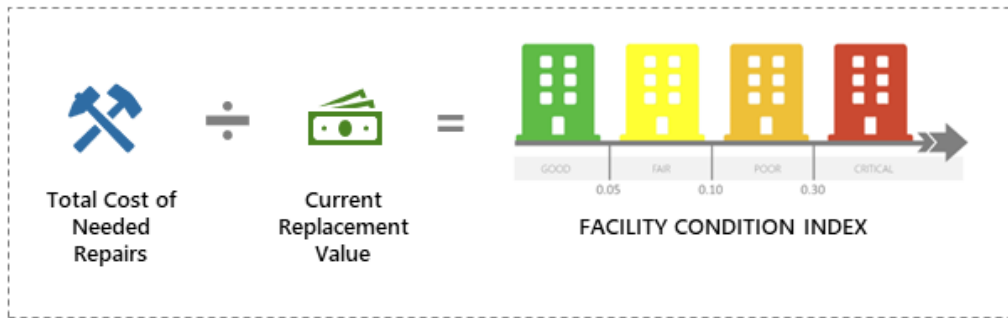
EXCLUDED – (Soft Costs)

- Project design costs, such as:
 - Project design fees
 - Construction management
 - Special testing and inspections
 - Inflation
 - Permit fees



APPENDIX C – FACILITY CONDITION INDEX

The calculation is the total cost of needed building repairs divided by the current cost of replacing the building (Wikipedia, n.d.).



Buildings with an index greater than .50 or 50% are recommended for complete replacement.

EXAMPLE – BUILDING NEEDS THE FOLLOWING REPAIRS:

Priority 1 Currently Critical – Immediate to Two Years




ARC FLASH and ELECTRICAL COORDINATION STUDY	\$20,000
DOMESTIC WATER BOILER REPLACEMENT	\$316,700
FIRE ALARM SYSTEM UPGRADE	\$403,700
SEISMIC GAS SHUT-OFF VALVE INSTALLATION	\$6,300
TOTAL	\$746,700

Priority 2 Necessary – Not Yet Critical – Two to Four Years

CULINARY REFRIGERATION REPLACEMENT	\$800,000
HVAC EQUIPMENT REPLACEMENT	\$545,800
RESTROOM & SHOWER UPGRADE	\$605,100
TOTAL	\$1,950,900

Priority 3 Long Term Needs – Four to Ten Years

EXTERIOR FINISHES	\$50,000
INTERIOR FINISHES	\$50,000
FLOORING REPLACEMENT	\$150,000
TOTAL	\$200,000

	GRAND TOTAL COST OF NEEDED REPAIRS	\$2,897,600
		DIVIDED BY
	CURRENT REPLACEMENT VALUE	\$11,540,000
		=
		
		0.25 POOR

APPENDIX D – PROJECT PRIORITY CLASSIFICATIONS

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
1	Currently Critical	Immediate to 2
	Projects in this category require immediate action to: <ul style="list-style-type: none"> • Return a facility to normal operations • Stop accelerated deterioration • Address fire and life safety hazards • Address an ADA requirement 	

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
2	Necessary – Not Yet Critical	2 to 4
	Projects in this category require preemptive attention to avoid deterioration, downtime and increased costs.	

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
3	Long Term Needs	4 to 10
	Projects in this category include building systems (e.g., HVAC, electrical, life safety) with a life cycle to assist in future CIP funding, such as: <ul style="list-style-type: none"> • Investment planning • Functional improvements • Lower priority 	

APPENDIX E – REFERENCES

Legislature, N. S. (2022). NRS 341.128. Retrieved from Leg.state.nv.us:
<https://www.leg.state.nv.us/nrs/nrs-341.html#NRS341Sec128>

Wikipedia. (n.d.). Facility Condition Index (FCI). Retrieved 2022, from Wikipedia The Free Encyclopedia: https://en.wikipedia.org/wiki/Facility_condition_index

APPENDIX F – REPORT DISTRIBUTION

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DCNR	LANDS	DIV ADMIN
DCNR	LANDS	DEP DIV ADMIN
DCNR	LANDS	STATE LAND AGT 4
LEG	LCB	SR PGM ANLST
LEG	LCB	PRINC PGM ANLST
ADMIN	RISK MGT	DIV ADMIN
ADMIN	RISK MGT	INS / LOSS PREV SPEC
ADMIN	RISK MGT	PGM OFF 1
ADMIN	RISK MGT	MA 4
ADMIN	RISK MGT	SFTY SPEC CONSULT

APPENDIX G – FCA TEAM CONTACT INFORMATION

DISCLAIMER

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APPENDIX H – REVISION HISTORY

VERSION	DATE	AMMENDMENT
0	4/8/2024	Initial.