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

The Facility Condition Analysis Program was created under the authority found in NRS 341.128. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

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

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

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

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

Class Definitions

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

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

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

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

**PRIORITY CLASS 3 - (Four to Ten Years)**

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.
<table>
<thead>
<tr>
<th>Index #</th>
<th>Building Name</th>
<th>Sq. Feet</th>
<th>Yr. Built</th>
<th>Survey Date</th>
<th>Cost to Repair: P1</th>
<th>Cost to Repair: P2</th>
<th>Cost to Repair: P3</th>
<th>Total Cost to Repair</th>
<th>Cost to Replace</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>2510</td>
<td>RAWSON-NEAL HOSPITAL BUILDING 2</td>
<td>54146</td>
<td>2006</td>
<td>2/7/2022</td>
<td>$0</td>
<td>$247,000</td>
<td>$3,992,860</td>
<td>$4,239,860</td>
<td>$27,073,000</td>
<td>16%</td>
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<tr>
<td>2508</td>
<td>RAWSON-NEAL HOSPITAL BUILDING 1</td>
<td>61938</td>
<td>2006</td>
<td>2/7/2022</td>
<td>$6,300</td>
<td>$292,400</td>
<td>$1,146,380</td>
<td>$1,445,080</td>
<td>$30,969,000</td>
<td>5%</td>
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<td>9894</td>
<td>RAWSON-NEAL PSYCHIATRIC HOSPITAL SITE</td>
<td>2006</td>
<td>2/7/2022</td>
<td>$345,400</td>
<td>$177,100</td>
<td>$0</td>
<td>$522,500</td>
<td></td>
<td></td>
<td>0%</td>
</tr>
</tbody>
</table>

**Report Totals:**

- Sq. Feet: 116,084
- Total Cost to Repair: $351,700
- Total Cost to Replace: $5,139,240
- FCNI: 11%
# Acronyms List

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Codes, Laws, Regulations and Guidelines</strong></td>
<td></td>
</tr>
<tr>
<td>AHJ</td>
<td>Authority Having Jurisdiction</td>
</tr>
<tr>
<td>AWWA</td>
<td>American Water Works Association</td>
</tr>
<tr>
<td>HVAC</td>
<td>Heating, Ventilating &amp; Air Conditioning</td>
</tr>
<tr>
<td>IBC</td>
<td>International Building Code</td>
</tr>
<tr>
<td>ICC</td>
<td>International Code Council</td>
</tr>
<tr>
<td>IEBC</td>
<td>International Existing Building Code</td>
</tr>
<tr>
<td>IECC</td>
<td>International Energy Conservation Code</td>
</tr>
<tr>
<td>IFC</td>
<td>International Fire Code</td>
</tr>
<tr>
<td>IFGC</td>
<td>International Fuel Gas Code</td>
</tr>
<tr>
<td>IRC</td>
<td>International Residential Code</td>
</tr>
<tr>
<td>NFPA</td>
<td>National Fire Protection Association</td>
</tr>
<tr>
<td>NEC</td>
<td>National Electrical Code</td>
</tr>
<tr>
<td>OSHA</td>
<td>Occupational Safety and Health Administration</td>
</tr>
<tr>
<td>SAD</td>
<td>Standards for Accessible Design</td>
</tr>
<tr>
<td>SMACNA</td>
<td>Sheet Metal and Air Conditioning Contractors National Association</td>
</tr>
<tr>
<td>UMC</td>
<td>Uniform Mechanical Code</td>
</tr>
<tr>
<td>UPC</td>
<td>Uniform Plumbing Code</td>
</tr>
<tr>
<td><strong>State of Nevada</strong></td>
<td></td>
</tr>
<tr>
<td>CIP</td>
<td>Capital Improvement Project</td>
</tr>
<tr>
<td>FCA</td>
<td>Facility Condition Analysis</td>
</tr>
<tr>
<td>FCNI</td>
<td>Facility Condition Needs Index</td>
</tr>
<tr>
<td>FRC</td>
<td>Facility Replacement Cost</td>
</tr>
<tr>
<td>NAC</td>
<td>Nevada Administrative Code</td>
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<tr>
<td>NDEP</td>
<td>Nevada Department of Environmental Protection</td>
</tr>
<tr>
<td>NRS</td>
<td>Nevada Revised Statutes</td>
</tr>
<tr>
<td>SFM</td>
<td>State Fire Marshal</td>
</tr>
<tr>
<td>SHPO</td>
<td>State Historic Preservation Office</td>
</tr>
<tr>
<td>SPWD</td>
<td>State Public Works Division</td>
</tr>
<tr>
<td><strong>Miscellaneous</strong></td>
<td></td>
</tr>
<tr>
<td>DDC</td>
<td>Direct Digital Controls</td>
</tr>
<tr>
<td>FRP</td>
<td>Fiberglass Reinforced Plastic</td>
</tr>
<tr>
<td>GFCI</td>
<td>Ground Fault Circuit Interrupter</td>
</tr>
<tr>
<td>LED</td>
<td>Light Emitting Diode</td>
</tr>
<tr>
<td>PRV</td>
<td>Pressure Regulating Valve</td>
</tr>
<tr>
<td>TDD</td>
<td>Telecommunications Device for the Deaf</td>
</tr>
<tr>
<td>VCT</td>
<td>Vinyl Composite Tile</td>
</tr>
</tbody>
</table>

This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.
# Table of Contents

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
</tr>
</thead>
<tbody>
<tr>
<td>RAWSON-NEAL PSYCHIATRIC HOSPITAL SITE</td>
<td>9894</td>
</tr>
<tr>
<td>RAWSON-NEAL HOSPITAL BUILDING 2</td>
<td>2510</td>
</tr>
<tr>
<td>RAWSON-NEAL HOSPITAL BUILDING 1</td>
<td>2508</td>
</tr>
</tbody>
</table>
The Rawson Neal Hospital is located on the Southern Nevada Mental Health Services Campus in Las Vegas, Nevada. It has a large, paved parking area for the public as well as for employees including ADA accessible parking and loading zones. The site utilities include electrical, natural gas, city water and sewer services. There is an interior courtyard with landscaped walking paths, a basketball court, and sitting areas. The entire site is ADA accessible and includes signage to the public transit stop.

**PRIORITY CLASS 1 PROJECTS**

*Total Construction Cost for Priority 1 Projects: $345,400*

**Currently Critical**

Immediate to Two Years

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>9894ELE1</td>
<td>$120,000</td>
</tr>
</tbody>
</table>

**ARC FLASH and ELECTRICAL COORDINATION STUDY**

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for the building electrical distribution system.

**SECURITY SURVEILLANCE 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. Removal and disposal of the existing equipment is included in this estimate.

**PRIORITY CLASS 2 PROJECTS**

*Total Construction Cost for Priority 2 Projects: $177,100*

**Necessary - Not Yet Critical**

Two to Four Years

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>9894SEC1</td>
<td>$225,400</td>
</tr>
</tbody>
</table>

**CRACK FILL & SEAL ASPHALT PAVING**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads and parking areas. 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. 164,000 square feet of asphalt area was used to generate this estimate. This project or a portion thereof was previously recommended in the FCA report dated 03/17/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/07/2022.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1</th>
<th>Priority Class 2</th>
<th>Priority Class 3</th>
<th>Grand Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>$345,400</td>
<td>$177,100</td>
<td>$0</td>
<td>$522,500</td>
</tr>
</tbody>
</table>
The Rawson Neal Hospital Building 2 contains 4 pods, E, F, G, and H which include a dining area, central plant, staff offices, and two 40-bed psychiatric emergency services wings. The concrete masonry unit and steel framed structure has a concrete tile roofing system with single ply roof wells for the rooftop mechanical equipment. The single ply roofing is original construction in 2006 with a 15 year warranty. The facility is ADA accessible and has a fire alarm and sprinkler system. The HVAC system is a closed loop 4 pipe system with a central plant consisting of boilers, chillers, a cooling tower, rooftop air handlers and VAV boxes throughout the occupied space.

PRIORITY CLASS 2 PROJECTS

FLOORING REPLACEMENT
The carpet in the building is showing signs of extensive wear and should be scheduled for replacement. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 2 - 3 years.

Project Index #: 2510INT3
Construction Cost $71,400

REPAIR NURSES STATIONS
The deteriorating millwork at the Nurses Stations reduce the useable working space for staff and the debris may lead to infection control issues. This project will design and construct a repair to reface the millwork at the 2 Nurses Stations.

Project Index #: 2510INT4
Construction Cost $52,100

SHOWER & SINK FIXTURE REPLACEMENT
The restrooms and shower facilities are in generally good condition, however the plumbing fixtures are reaching the end of their useful life. This project would provide funding for the removal and replacement of all patient sink and shower fixtures in Building 2.

Project Index #: 2510PLM2
Construction Cost $107,900

WATER HEATER REPLACEMENT
There are two 100 gallon natural gas-fired water heaters in the building. The average life span of a water heater is eight to ten years. One was installed in 2010 and the other in 2016. With the passage of time and constant use, the units should be scheduled for replacement in the next 3 - 4 years. They are also missing drip pans. It is recommended that new gas-fired water heaters be installed with seismic bracing and drip pans. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 2510PLM1
Construction Cost $15,600

PRIORITY CLASS 3 PROJECTS

CENTRAL PLANT REPLACEMENT
Most of the major components of the HVAC central plant are original equipment, are approximately 16 years old, and are nearing the end of their life cycle. Planning should be in place for replacement in the next 8 - 10 years. The boilers were replaced in 2016 and are not part of this scope. The temperature controls will be upgraded to improve energy efficiency. This project will replace the existing central plant equipment including chiller, cooling tower, chilled water heat exchanger, and associated pumps and accessories.

Project Index #: 2510HVA1
Construction Cost $2,941,000

Total Construction Cost for Priority 2 Projects: $247,000
Total Construction Cost for Priority 3 Projects: $3,992,860
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 would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the stucco and metal trim and re-caulking the expansion joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 4 - 5 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES
The interior finishes are in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 4 - 6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

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.

BUILDING INFORMATION:
- Gross Area (square feet): 54,146
- Year Constructed: 2006
- Exterior Finish 1: 100 % Painted Stucco / EIFS
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1
- Basement? No
- IBC Occupancy Type 1: 85 % I-3
- IBC Occupancy Type 2: 15 % A-3
- Construction Type: Concrete Masonry Units & Steel
- IBC Construction Type: II-FR
- Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:
- Priority Class 1: $0
- Priority Class 2: $247,000
- Priority Class 3: $3,992,860
- Grand Total: $4,239,860
- Project Construction Cost per Square Foot: $78.30
- Total Facility Replacement Construction Cost: $27,073,000
- Facility Replacement Cost per Square Foot: $500
- FCNI: 16%

Project Index #: 2510EXT1
Construction Cost $270,730

Project Index #: 2510INT1
Construction Cost $270,730

Project Index #: 2510EXT2
Construction Cost $510,400

22-Aug-22
The Rawson Neal Hospital Building 1 contains 4 pods, A, B, C, and D which includes a gymnasium, arts and crafts room, pharmacy, medical offices, and a 30-bed psychiatric emergency services wing. The concrete masonry unit and steel framed structure has a concrete tile roofing system with single ply roof wells for the rooftop mechanical equipment. The single ply roofing is original construction in 2006 with a 15 year warranty. The facility is ADA accessible and has a fire alarm and sprinkler system. The HVAC system is a closed loop 4 pipe system supplied from Building 2 supplying rooftop air handlers, domestic hot water storage tank and VAV boxes throughout the occupied space.

**PRIORITY CLASS 1 PROJECTS**

**Currently Critical**

**Immediate to Two Years**

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**

This building contains a water fountain in the lobby 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 a drinking fountain to meet the ADA requirement. 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.

**Total Construction Cost for Priority 1 Projects:** $6,300

**Project Index #:** 2508PLM3

**Construction Cost:** $6,300

**PRIORITY CLASS 2 PROJECTS**

**Necessary - Not Yet Critical**

**Two to Four Years**

**FLOORING REPLACEMENT**

The carpet in the building is showing signs of extensive wear and should be scheduled for replacement. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 2 - 3 years.

**Total Construction Cost for Priority 2 Projects:** $292,400

**Project Index #:** 2508INT4

**Construction Cost:** $78,400

**LOBBY BEAM REHABILITATION**

The millwork on the overhead beams in the lobby is deteriorating due to heat in the vaulted ceiling area resulting in a falling debris hazard. If these items are not repaired, it will result continued safety concerns and possible closure of the main lobby. This project will design and install laminates on the lobby beams suitable for the environment.

**Project Index #:** 2508INT3

**Construction Cost:** $54,000

**REPAIR NURSES STATIONS**

The deteriorating millwork at the Nurses Stations reduce the useable working space for staff and the debris may lead to infection control issues. This project will design and construct a repair to reface the millwork at the 2 Nurses Stations.

**Project Index #:** 2508INT5

**Construction Cost:** $52,100

**SHOWER & SINK FIXTURE REPLACEMENT**

The restrooms and shower facilities are in generally good condition, however the plumbing fixtures are reaching the end of their useful life. This project would provide funding for the removal and replacement of all patient sink and shower fixtures in Building 1.

**Project Index #:** 2508PLM2

**Construction Cost:** $107,900
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 would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the stucco and metal trim and re-caulking the expansion joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 4 -5 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

The interior finishes are in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 6 - 8 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

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.

BUILDING INFORMATION:

| Gross Area (square feet): | 61,938 |
| Year Constructed: | 2006 |
| Exterior Finish 1: | 100% Painted Stucco / EIFS |
| Exterior Finish 2: | 0% |
| Number of Levels (Floors): | 1 |
| Basement?: | No |

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $6,300  Project Construction Cost per Square Foot: $23.33
- Priority Class 2: $292,400  Total Facility Replacement Construction Cost: $30,969,000
- Priority Class 3: $1,146,380  Facility Replacement Cost per Square Foot: $500

Grand Total: $1,445,080  FCNI: 5%

NOTES:

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.128 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Division  515 E. Musser Street, Suite 102  (775) 684-4141 voice
Facilities Condition Analysis  Carson City, Nevada 89701-4263  (775) 684-4142 facsimile
Rawson-Neal Psychiatric Hospital Site – FCA Site #9894
Description: View of the AC Paved Main Parking Area.

Rawson-Neal Psychiatric Hospital Site – FCA Site #9894
Description: View of the AC Paved East Parking Area.
Rawson-Neal Psychiatric Hospital Site – FCA Site #9894
Description: Interior Courtyard.

Rawson-Neal Psychiatric Hospital – FCA Building #2508 and #2510
Description: Interior / Main Entrance into the Facility.
Rawson-Neal Psychiatric Hospital – FCA Building #2508 and #2510
Description: Typical Nurses Station.

Rawson-Neal Psychiatric Hospital – FCA Building #2508 and #2510
Description: Office Carpet Replacement Needed.
Rawson-Neal Psychiatric Hospital – FCA Building #2508 and #2510
Description: Delaminating Beams in Lobby.

Rawson-Neal Psychiatric Hospital – FCA Building #2508 and #2510
Description: Dual Level Drinking Fountain Needed.
Rawson-Neal Psychiatric Hospital – FCA Building #2508 and #2510
Description: Water Heater Replacement Needed.

Rawson-Neal Psychiatric Hospital – FCA Building #2508 and #2510
Description: Security Surveillance Upgrade Recommended.