State of Nevada
Department of Health & Human Services
Division of Child & Family Services
Summit View Youth Correctional Center
Facility Condition Analysis

SUMMIT VIEW YOUTH CORRECTIONAL CENTER

5730 Range Road
North Las Vegas, Nevada 89115

Site Number: 9908
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS

Report Printed in May 2014

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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: 9908

Facility Condition Needs Index Report

Index #	Building Name		Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2430	HOUSING UNIT #2 - EVEREST		10454	2000	1/28/2014	$0	$905,000	$256,700	$1,161,700	$3,136,200	37%
	5730 Range Road	North Las Vegas									
2429	HOUSING UNIT #1 - SIERRA		10454	2000	1/28/2014	$0	$829,500	$332,200	$1,161,700	$3,136,200	37%
	5730 Range Road	North Las Vegas									
2428	ADMINISTRATION & EDUCATION		27782	2000	1/28/2014	$6,250	$446,830	$715,204	$1,168,284	$7,640,050	15%
	5730 Range Road	Las Vegas									
2432	WAREHOUSE / MAINTENANCE SHOP		3750	2000	1/28/2014	$0	$78,000	$0	$78,000	$656,250	12%
	5730 Range Road	North Las Vegas									
2431	GYMNASIUM		7773	2000	1/28/2014	$0	$47,838	$79,730	$127,568	$1,360,275	9%
	5730 Range Road	Las Vegas									
9908	SUMMIT VIEW YOUTH CORRECTIONAL CENTER			2000	1/28/2014	$15,000	$273,750	$0	$288,750		0%
	5730 Range Road	North Las Vegas									
	Report Totals.....:		**60,213**			**$21,250**	**$2,580,918**	**$1,383,834**	**$3,986,002**	**$15,928,975**	**25%**

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SUMMIT VIEW YOUTH CORRECTIONAL CENTER

BUILDING REPORT

Summit View Youth Correctional Center (SVYCC) sits on 13 acres in North Las Vegas near Nellis Air Force Base. The facility, with 96 beds, was originally built by the State and operated by an independent Contractor. After an inmate riot in 2001 , the Contractor requested cancellation of their contract. SVJCC was closed in January, 2002. The State commenced operation of the institution in March, 2004. The site is fully fenced with razor wire and has a small xeriscaped area near the main entrance.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $15,000**

Currently Critical **Immediate to Two Years**

Project Index #: 9908ADA2

ADA ACCESSIBLE PATH OF TRAVEL **Construction Cost $12,500**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. Currently, the path of travel from the entrance gate to the entrance door of the Administration building exceeds 5% in several places and does not have a compliant landing at the door. A compliant path of travel is necessary to comply with ADA accessibility requirements. This will require removing the existing concrete walkway, regrading, placement of P.C. concrete, signage, and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. 700 square feet of concrete was used for this estimate.

Project Index #: 9908ADA1

ADA PARKING SIGNS **Construction Cost $2,500**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The parking signage does not comply with this criteria and there is no directional signage to the building entrance. This project would provide funding for purchase and installation of ADA signage including new parking signs and directional signage from parking to accessible building entrances. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $273,750**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 9908SIT1

DRY WELL INSTALLATION **Construction Cost $12,500**

West of the Administration building, storm water runoff does not drain properly and pools up next to the curb and sidewalk. It is recommended to install a dry well to collect and dispose of the water. This project provides for installing a concrete dry well with a silt basin on the west side of the Administration building to mitigate the drainage problem.

Project Index #: 9908ENR1

EXTERIOR SOLAR SITE LIGHTING UPGRADE **Construction Cost $162,500**

The existing site lighting is over 13 years old and the equipment is beginning to fail. A common problem that would need to be addressed is wires fraying and shorting out due to age and rubbing against the inside of the poles. This project would provide for the installation of 25 solar powered LED exterior light fixtures, 20 foot tall poles and 30" diameter raised concrete bases. This installation will eliminate the need for trenching and electrical connections. Some of the existing poles may be acceptable to re-use. If so, the estimate can be reduced accordingly.

Project Index #: 9908SEC1

PERIMETER FENCE REPAIRS **Construction Cost $50,000**

The chain link perimeter fence currently has an anti-climb mesh attached to it. The anti-climb mesh is not strong enough for this application and is due for replacement. Staff reported that the wind blows it off of the fence and that a heavier material would be more secure. This project would provide for removing the existing anti-climb mesh and replacing it with a heavier material with stronger attachments.

Project Index #: 9908SIT3

SLURRY SEAL ASPHALT PAVING **Construction Cost $48,750**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads, parking areas and the maintenance yard. 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. 65,000 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 06/08/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/28/2014.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$15,000**
Priority Class 2:	**$273,750**
Priority Class 3:	**$0**
Grand Total:	**$288,750**

WAREHOUSE / MAINTENANCE SHOP

BUILDING REPORT

The Warehouse/ Maintenance Shop is located outside the secure area of SVJCC. The building is used primarily for storage and maintenance of equipment and contains offices for maintenance personnel. The building is a pre-fabricated fully insulated steel building with a concrete slab-on-grade floor throughout. It also has a small unisex restroom which is not ADA compliant and two office areas. There are two large evaporate cooling units mounted on the side of the building and natural gas fired heaters mounted to the ceiling.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $78,000**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 2432SIT1

DOCK LIFT REPLACEMENT

Construction Cost $30,000

The 10,000 pound capacity scissor dock lift is damaged from age and general wear and tear and has reached the end of its expected life. Staff reported that the lift has not been operable in over 7 years and that additional fees are added to deliveries to compensate for the lack of a dock lift. This project would provide for the replacement of the lift with a new dock lift for deliveries. Removal and disposal of the existing lift is included in this estimate. It may be possible to repair the existing lift or replace parts on the existing lift to save costs.

Project Index #: 2432EXT2

EXTERIOR FINISHES

Construction Cost $3,750

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 06/08/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/28/2014.

Project Index #: 2432ENR1

HVAC REPLACEMENT

Construction Cost $22,500

The existing HVAC system consists of ceiling mounted natural gas fired heaters and wall mounted evaporative coolers. The system is inefficient, does not provide enough heating or cooling and should be scheduled for replacement. This project would provide for replacing the existing system. The new system shall be designed to significantly reduce electrical and natural gas usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

Project Index #: 2432INT2

INTERIOR FINISHES

Construction Cost $18,750

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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.
This project or a portion thereof was previously recommended in the FCA report dated 06/08/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/28/2014.

Project Index #: 2432EXT3

OVERHEAD DOOR REPAIRS

Construction Cost $3,000

The (2) 10'x10' overhead doors are showing signs of wear and tear and are due for maintenance. The cables are fraying and the pulleys and other hardware are worn. This project would provide for the inspection and maintenance of the doors including replacing the springs, cables and rollers, greasing the hardware and replacing any other parts as necessary.

BUILDING INFORMATION:

Gross Area (square feet):	**3,750**
Year Constructed:	**2000**
Exterior Finish 1:	**100 % Metal Siding**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % S-1**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Engineered Steel Structure**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$20.80**
Priority Class 2:	**$78,000**	**Total Facility Replacement Construction Cost:**	**$656,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$175**
Grand Total:	**$78,000**	**FCNI:**	**12%**

GYMNASIUM

BUILDING REPORT

The Gymnasium building is a concrete masonry building with a standing seam metal roof. The building originally was a steel post and beam structure with a roof only and open on all four sides. It was later enclosed to provide a location for all weather activities. The facility has two large wall mounted evaporative coolers and gas fired ceiling mounted heating units.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $47,838**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 2431ENR1

HVAC REPLACEMENT **Construction Cost $47,838**

The existing HVAC system consists of ceiling mounted natural gas fired heaters and wall mounted evaporative coolers. The system is inefficient, does not provide enough heating or cooling and should be scheduled for replacement. This project would provide for replacing the existing system. The new system shall be designed to significantly reduce electrical and natural gas usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $79,730**

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

Project Index #: 2431EXT2

EXTERIOR FINISHES **Construction Cost $39,865**

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 metal trim and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 7-8 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2431INT1

INTERIOR FINISHES **Construction Cost $39,865**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 5-6 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.

BUILDING INFORMATION:

Gross Area (square feet):	**7,773**
Year Constructed:	**2000**
Exterior Finish 1:	**100 % Painted CMU**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % A-3**
IBC Occupancy Type 2:	**0 %**
Construction Type:	
IBC Construction Type:	**II-B**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$16.41**
Priority Class 2:	**$47,838**	**Total Facility Replacement Construction Cost:**	**$1,360,000**
Priority Class 3:	**$79,730**	**Facility Replacement Cost per Square Foot:**	**$175**
Grand Total:	**$127,568**	**FCNI:**	**9%**

HOUSING UNIT #2 - EVEREST

BUILDING REPORT

Housing Unit # 2 is a concrete masonry unit and steel framed structure with a single-ply and metal roofing system on a concrete foundation. This 48 bed facility has roof mounted HVAC units, space for recreation and restrooms including designated ADA accessible restrooms and cells. It has a fire alarm and sprinkler system. This housing unit was vacant during the 2014 survey.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $905,000**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 2430SEC3

DOORS, LOCKS AND MECHANISMS REPLACEMENT **Construction Cost $600,000**

Housing Unit #2 was constructed in 2000. The sleeping room doors, controls, locks and mechanisms are original to the building and have been problematic due to wear and tear, abuse and age. This project would provide for installing new sleeping room doors, locks and mechanisms. A total of 48 doors was used for this estimate. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 2430ENR1

HVAC REPLACEMENT **Construction Cost $226,500**

The six HVAC roof top units were installed in 2000. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for purchasing and installing six new HVAC packaged units and cleaning of the existing duct work and grilles. The new system shall be designed to significantly reduce electrical and natural gas usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

Project Index #: 2430INT1

INTERIOR FINISHES **Construction Cost $75,500**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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. This project or a portion thereof was previously recommended in the FCA report dated 06/08/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/28/2014.

Project Index #: 2430PLM1

WATER HEATER REPLACEMENT **Construction Cost $3,000**

There is a 100 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $256,700**

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

Project Index #: 2430EXT2

EXTERIOR FINISHES **Construction Cost $75,500**

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 metal trim and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 7-8 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2430EXT3

ROOF REPLACEMENT **Construction Cost $181,200**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 2000. It is recommended that this building be re-roofed in the next 4-5 years to be consistent with the roofing program and the end of the warranty period.

BUILDING INFORMATION:

Gross Area (square feet):	**10,454**
Year Constructed:	**2000**
Exterior Finish 1:	**100 % Concrete Masonry U**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % I-3**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Concrete Masonry Units & Steel**
IBC Construction Type:	**II-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$111.12**
Priority Class 2:	**$905,000**	**Total Facility Replacement Construction Cost:**	**$3,136,000**
Priority Class 3:	**$256,700**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$1,161,700**	**FCNI:**	**37%**

HOUSING UNIT #1 - SIERRA

BUILDING REPORT

Housing Unit # 1 is a concrete masonry unit and steel framed structure with a single-ply and metal roofing system on a concrete foundation. This 48 bed facility has roof mounted HVAC units, space for recreation and restrooms including designated ADA accessible restrooms and cells. It has a fire alarm and sprinkler system.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $829,500**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 2429SEC3

DOORS, LOCKS AND MECHANISMS REPLACEMENT **Construction Cost $600,000**

Housing Unit #1 was constructed in 2000. The sleeping room doors, controls, locks and mechanisms are original to the building and have been problematic due to wear and tear, abuse and age. This project would provide for installing new sleeping room doors, locks and mechanisms. A total of 48 doors was used for this estimate. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 2429ENR1

HVAC REPLACEMENT **Construction Cost $226,500**

The six HVAC roof top units were installed in 2000. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for purchasing and installing six new HVAC packaged units and cleaning of the existing duct work and grilles. The new system shall be designed to significantly reduce electrical and natural gas usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

Project Index #: 2429PLM1

WATER HEATER REPLACEMENT **Construction Cost $3,000**

There is a 100 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $332,200**

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

Project Index #: 2429EXT2

EXTERIOR FINISHES **Construction Cost $75,500**

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 metal trim and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 7-8 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2429INT2

INTERIOR FINISHES **Construction Cost $75,500**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 6-7 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.

Project Index #: 2429EXT3

ROOF REPLACEMENT **Construction Cost $181,200**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 2000. It is recommended that this building be re-roofed in the next 4-5 years to be consistent with the roofing program and the end of the warranty period.

BUILDING INFORMATION:

Gross Area (square feet):	**10,454**
Year Constructed:	**2000**
Exterior Finish 1:	**100 % Concrete Masonry U**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % I-3**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Concrete Masonry Units & Steel**
IBC Construction Type:	**II-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$111.12**
Priority Class 2:	**$829,500**	**Total Facility Replacement Construction Cost:**	**$3,136,000**
Priority Class 3:	**$332,200**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$1,161,700**	**FCNI:**	**37%**

ADMINISTRATION & EDUCATION

BUILDING REPORT

The Administration & Education Building is located at the Summit View Youth Correctional Center. The building is constructed with CMU walls, steel truss roof framing, a standing seam metal roof and single-ply membrane roof. This building provides a full range of services for youth including educational services, mental health treatment services, and medical and dental services. The HVAC system is comprised of 21 roof mounted units providing heating and cooling. The facility has a fire alarm and sprinkler system and is mostly ADA accessible. The building has Men's and Women's restrooms, offices, classrooms,, storage rooms, a culinary and dining area, and the central control into the facility. During the 2014 site visit, Right of Passage was the tenant and was providing staffing and security for youths.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $6,250**

Currently Critical **Immediate to Two Years**

Project Index #: 2428ADA2

ADA DINING UPGRADE **Construction Cost $2,500**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. There are two small dining rooms in the building for the residents. The tables in the dining rooms do not provide an accessible place to sit. This project would provide for installing an accessible dining seat in each of the two dining rooms. ADA compliance according to NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards For Accessible Design should be incorporated into the design.

Project Index #: 2428ADA1

ADA SIGNAGE **Construction Cost $3,750**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $446,830**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 2428ELE1

CLOTHES DRYER REPLACEMENT **Construction Cost $30,000**

The two commercial tumbler dryers in the laundry are original to the building and are troublesome and problematic to operate. Considering the age of the machines and the evolving needs of the facility it is recommended to replace them. This project provides for removal and disposal of the existing tumbler dryers and replacement with two new units.

Project Index #: 2428ENR1

HVAC EQUIPMENT REPLACEMENT **Construction Cost $416,830**

The HVAC system was installed in 2000 and is original to the building. It consists of 21 rooftop packaged units with natural gas-fired furnaces and air conditioners utilizing R-22 coolant. The system is not energy efficient and has reached the end of its expected and useful life. The R-22 coolant is no longer allowable for cooling. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. The new system shall be designed to significantly reduce electrical and natural gas usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $715,204**

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

Project Index #: 2428EXT3

EXTERIOR FINISHES **Construction Cost $138,910**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 7-8 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2428INT3

FLOORING REPLACEMENT **Construction Cost $104,000**

The VCT (vinyl composite tile) and carpet in the building are in fair condition. It is recommended that the flooring is scheduled for replacement. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 7-8 years.

Project Index #: 2428INT2

INTERIOR FINISHES **Construction Cost $138,910**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 6-7 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.

Project Index #: 2428EXT4

ROOF REPLACEMENT **Construction Cost $333,384**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 2000. It is recommended that this building be re-roofed in the next 4-5 years to be consistent with the roofing program and the end of the warranty period.

BUILDING INFORMATION:

Gross Area (square feet):	**27,782**
Year Constructed:	**2000**
Exterior Finish 1:	**100 % Concrete Masonry U**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % I-3**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Concrete Masonry Units & Steel**
IBC Construction Type:	**II-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$6,250**	**Project Construction Cost per Square Foot:**	**$42.05**
Priority Class 2:	**$446,830**	**Total Facility Replacement Construction Cost:**	**$7,640,000**
Priority Class 3:	**$715,204**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$1,168,284**	**FCNI:**	**15%**

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

Summit View Youth Correctional Center Site – FCA Site #9908
Description: Flood damage, west side of parking area.

Summit View Youth Correctional Center Site – FCA Site #9908
Description: Parking and gated entrance into facility.

Administration & Education – FCA Building #2428
Description: Exterior of the building.

Administration & Education – FCA Building #2428
Description: View of the roof / equipment.

Administration & Education – FCA Building #2428
Description: View of the culinary area.

Administration & Education – FCA Building #2428
Description: Lobby / Waiting area at entrance.

Housing Unit #1 - Sierra – FCA Building #2429
Description: Exterior of the building.

Housing Unit #2 - Everest – FCA Building #2430
Description: Exterior of the building.

Gymnasium – FCA Building #2431
Description: Exterior of the building.

Warehouse / Maintenance Shop – FCA Building #2432
Description: Exterior of the building.