THREE LAKES VALLEY CONSERVATION CAMP
20825 Cold Creek Road
Indian Springs, Nevada 89070

Site Number: 9967
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS
The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

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

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

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

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

Class Definitions

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

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

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

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

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

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.
<table>
<thead>
<tr>
<th>Site number: 9967</th>
<th>Facility Condition Needs Index Report</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Index #</strong></td>
<td><strong>Building Name</strong></td>
</tr>
<tr>
<td>3093</td>
<td>NDF OFFICE / SHOP E</td>
</tr>
<tr>
<td>3089</td>
<td>HOUSING UNIT A2</td>
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<tr>
<td>3088</td>
<td>HOUSING UNIT A1</td>
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<tr>
<td>3092</td>
<td>INMATE PROGRAMS D</td>
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<tr>
<td>3091</td>
<td>NDOC / NDF ADMINISTRATION C</td>
</tr>
<tr>
<td>3090</td>
<td>INMATE SERVICES B</td>
</tr>
<tr>
<td>9967</td>
<td>THREE LAKES VALLEY CONSERVATION CAMP</td>
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**Report Totals..............:**

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<thead>
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<th>Sq. Feet</th>
<th>Yr. Buil</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>
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Three Lakes Valley Conservation Camp is located about 48 miles North of Las Vegas near the town of Indian Springs. The facility is on the West side of Highway 95 on Cold Creek Road just past Southern Desert Correctional Center. This is a minimum security facility that is supervised by the warden of SDCC. The camp was completely rebuilt under 07-C05.

**PRIORITY CLASS 3 PROJECTS**

<table>
<thead>
<tr>
<th>Long-Term Needs</th>
<th>Total Construction Cost for Priority 3 Projects:</th>
<th>$249,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Four to Ten Years</td>
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**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, 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. 415,000 square feet of asphalt area was used to generate this estimate.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

| Priority Class 1: | $0          |
| Priority Class 2: | $0          |
| Priority Class 3: | $249,000    |
| Grand Total:      | $249,000    |
The NDF Office / Shop is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. It contains a large shop area, restrooms, offices and mezzanine storage areas. The facility has fire sprinklers and a fire alarm and detection system.

**Priorities Class 3 Projects**

<table>
<thead>
<tr>
<th>PRIORITY CLASS 3 PROJECTS</th>
<th>Total Construction Cost for Priority 3 Projects:</th>
<th>$146,850</th>
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</thead>
<tbody>
<tr>
<td>Long-Term Needs</td>
<td>Four to Ten Years</td>
<td>Project Index #:</td>
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<tr>
<td>Construction Cost</td>
<td>$73,425</td>
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</table>

**Exterior Finishes**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**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 that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Building Information:**

- Gross Area (square feet): 14,685
- Year Constructed: 2010
- Exterior Finish 1: 100% Painted Stucco / EIFS
- 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: Concrete Masonry Units & Steel
- Percent Fire Suppressed: 100%
- IBC Construction Type: II-B

**Project Construction Cost Totals Summary:**

- Priority Class 1: $0
- Priority Class 2: $0
- Priority Class 3: $146,850
- Grand Total: $146,850

- Project Construction Cost per Square Foot: $10.00
- Total Facility Replacement Construction Cost: $3,671,000
- Facility Replacement Cost per Square Foot: $250
- FCNI: 4%
The Inmate Programs building is a concrete unit masonry and steel framed structure with a single-ply roofing system on a concrete foundation. It contains a large gymnasium, the chapel, a multi-purpose room, storage areas and staff and inmate restrooms as well as several offices for search and property storage. The facility has fire sprinklers as well as a fire alarm and smoke detection system.

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**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 that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

- Gross Area (square feet): 10,838
- Year Constructed: 2010
- Exterior Finish 1: 100 % Painted Stucco / EIFS
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1  Basement? No
- IBC Occupancy Type 1: 80 % A-3
- IBC Occupancy Type 2: 20 % B
- Construction Type: Concrete Masonry Units & Steel
- IBC Construction Type: II-B
- Percent Fire Supressed: 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Project Construction Cost per Square Foot: $10.00
- Total Facility Replacement Construction Cost: $2,980,000
- Facility Replacement Cost per Square Foot: $275
- FCNI: 4%

**Priorities:**

- Priority Class 1: $0
- Priority Class 2: $0
- Priority Class 3: $108,380
- Grand Total: $108,380
The Administration building is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. It contains office, meeting space and training for Forestry and corrections activities including visitation. It has ADA complaint restrooms including inmate restrooms, conference rooms and training areas. The facility has a fire sprinkler system as well as a fire alarm and detection system.

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**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 that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

- Gross Area (square feet): 16,386
- Year Constructed: 2010
- Exterior Finish 1: 100 % Painted Stucco / EIFS
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 1
- IBC Occupancy Type 1: 100 % B
- IBC Occupancy Type 2: 0 %
- Construction Type: Concrete Masonry Units & Steel
- IBC Construction Type: II-B
- Percent Fire Suppressed: 100 %

**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: $4,506,000
- Priority Class 3: $163,860 Facility Replacement Cost per Square Foot: $275
- Grand Total: $163,860 FCNI: 4%
The Inmate Services Building is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. The facility contains the culinary and dining operations, laundry, inmate store, intake and central plant. It has restrooms which are mostly ADA complaint, fire sprinklers and a fire alarm and detection system.

### PRIORITY CLASS 3 PROJECTS

**Total Construction Cost for Priority 3 Projects:** $238,660

**Long-Term Needs**

**Four to Ten Years**

#### EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 3090EXT1**

**Construction Cost:** $119,330

#### 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 that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Project Index #: 3090INT1**

**Construction Cost:** $119,330

### BUILDING INFORMATION:

- **Gross Area (square feet):** 23,866
- **Year Constructed:** 2010
- **Exterior Finish 1:** 100 % Painted Stucco / EIFS
- **Exterior Finish 2:** 0 %
- **Number of Levels (Floors):** 1 Basement? No
- **IBC Occupancy Type 1:** 50 % B
- **IBC Occupancy Type 2:** 50 % A-2
- **Construction Type:** Concrete Masonry Units & Steel
- **IBC Construction Type:** II-B
- **Percent Fire Suppressed:** 0 %

### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- **Priority Class 1:** $0
- **Priority Class 2:** $0
- **Priority Class 3:** $238,660
- **Grand Total:** $238,660

- **Project Construction Cost per Square Foot:** $10.00
- **Total Facility Replacement Construction Cost:** $6,563,000
- **Facility Replacement Cost per Square Foot:** $275
- **FCNI:** 4%
HOUSING UNIT A2
BUILDING REPORT

The housing unit is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. It is a two level dormitory style housing unit with restrooms and showers, day room areas and control room for correctional officers. The facility is fully sprinklered and has a fire alarm and detection system.

### PRIORITY CLASS 3 PROJECTS

Long-Term Needs  
Four to Ten Years  
**Total Construction Cost for Priority 3 Projects:** $267,670

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
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</thead>
<tbody>
<tr>
<td>3089EXT1</td>
<td>$133,835</td>
</tr>
</tbody>
</table>

### EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
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</thead>
<tbody>
<tr>
<td>3089INT1</td>
<td>$133,835</td>
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</table>

### 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 that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

### BUILDING INFORMATION:

- **Gross Area (square feet):** 26,767
- **Year Constructed:** 2010
- **Exterior Finish 1:** 100 % Painted Stucco / EIFS  
- **Exterior Finish 2:** 0 %
- **Number of Levels (Floors):** 2  
- **Basement?** No
- **IBC Occupancy Type 1:** 100 % I-3
- **IBC Occupancy Type 2:** 0 %
- **Construction Type:** Concrete Masonry Units & Steel
- **IBC Construction Type:** II-B
- **Percent Fire Suppressed:** 100 %

### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
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<tr>
<td>3</td>
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<tr>
<td>Grand Total</td>
<td>$267,670</td>
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</table>
The housing unit is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. It is a two level dormitory style housing unit with restrooms and showers, day room areas and control room for correctional officers. The facility is fully sprinklered and has a fire alarm and detection system.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects:** $267,670

**Long-Term Needs**

**Four to Ten Years**

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 3088EXT1**

**Construction Cost:** $133,835

**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 that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

- Gross Area (square feet): 26,767
- Year Constructed: 2010
- Exterior Finish 1: 100 % Painted Stucco / EIFS
- Exterior Finish 2: 0 %
- Number of Levels (Floors): 2
- Basement? No
- IBC Occupancy Type 1: 100 % I-3
- IBC Occupancy Type 2: 0 %
- Construction Type: Concrete Masonry Units & Steel
- Percent Fire Supressed: 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $0
- Priority Class 3: $267,670
- Grand Total: $267,670

- Project Construction Cost per Square Foot: $10.00
- Total Facility Replacement Construction Cost: $6,692,000
- Facility Replacement Cost per Square Foot: $250
- FCNI: 4%
NOTES:
The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

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

This report was created under the authority found in NRS 341.201 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

| State Public Works Division | 515 E. Musser Street, Suite 102 | (775) 684-4141 voice |
| Facilities Condition Analysis | Carson City, Nevada 89701-4263 | (775) 684-4142 facsimile |
Inmate Services B – FCA Building #3090
Description: Exterior of the building.

NDOC / NDF Administration C – FCA Building #3091
Description: Exterior of the building.
Inmate Programs D – FCA Building #3092
Description: Exterior of the building.