



STATE OF NEVADA
STATE PUBLIC WORKS DIVISION

FACILITY CONDITION ASSESSMENT REPORT FOR:

DEPT OF CORRECTIONS
THREE LAKES VALLEY CONSERVATION CAMP

SITE #: 9968 THREE LAKES VALLEY BOOT CAMP SITE
21055 COLD CREEK RD
INDIAN SPRINGS, NV 89070-0001



Survey Date: 4/19/2022
Distribution Date: 8/24/2023

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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.)

FIGURE 1.

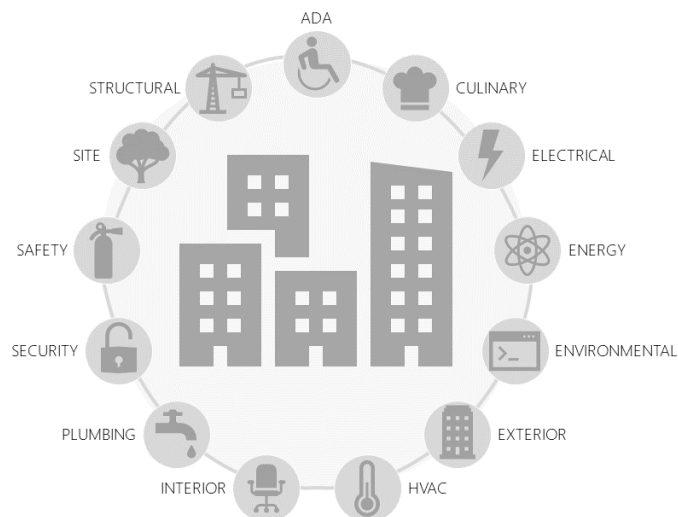
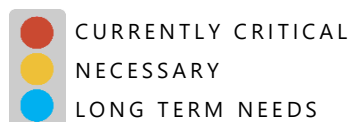


FIGURE 2.



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
APPENDIX D	PROJECT PRIORITY CLASSIFICATIONS
APPENDIX E	REFERENCES
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APPENDIX G	FCA TEAM CONTACT INFORMATION
APPENDIX H	REVISION HISTORY

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
0966	ADMINISTRATION / BUILDING F	1990	6112
9968	THREE LAKES VALLEY BOOT CAMP SITE	1990	
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 THREE LAKES VALLEY BOOT CAMP SITE.

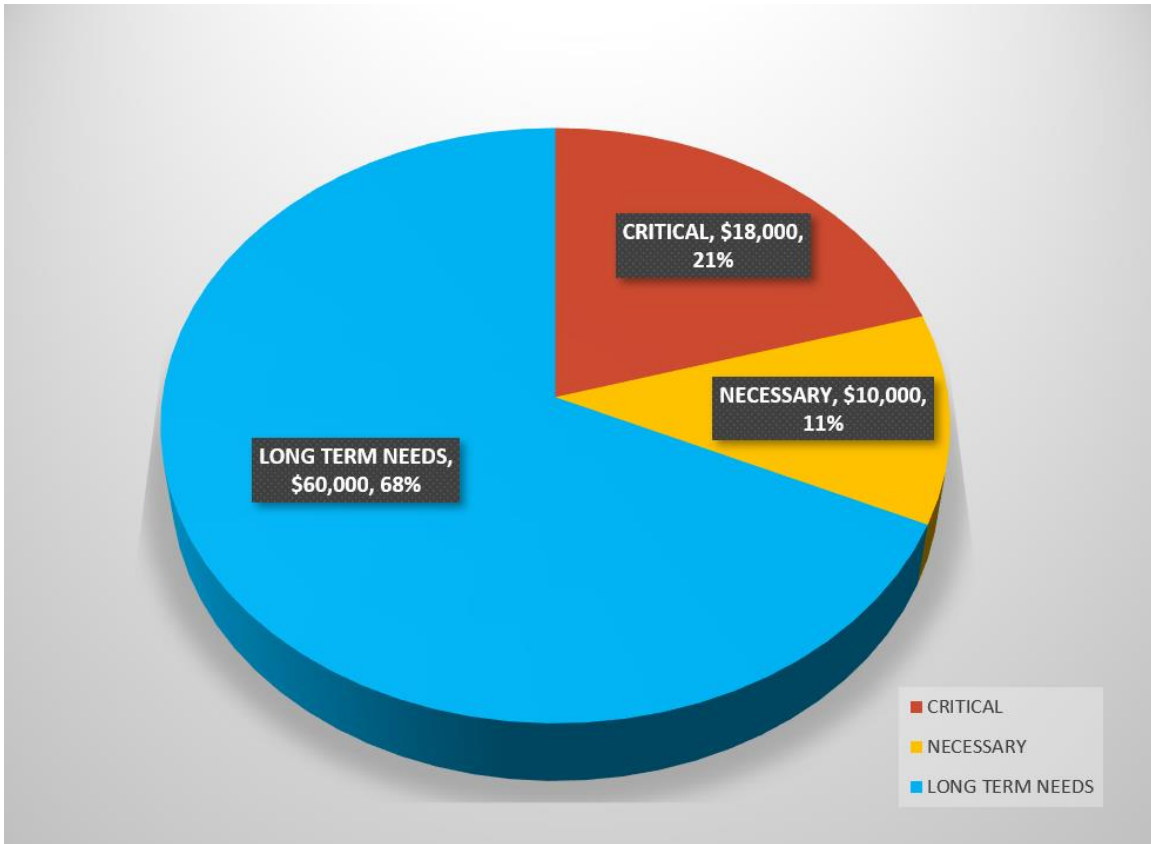
The percentages shown in the graph to the left were calculated using the figures in the report below.

DATA

SITE #: 9968

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			
4/19/2022	9968	THREE LAKES VALLEY BOOT CAMP SITE	1990		\$0	\$10,000	\$0	\$10,000		0%
4/19/2022	0966	ADMINISTRATION / BUILDING F	1990	6112	\$18,000	\$0	\$60,000	\$78,000	\$1,833,600	4%
TOTALS:				6,112	\$18,000	\$10,000	\$60,000	\$88,000	\$1,833,600	5%

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

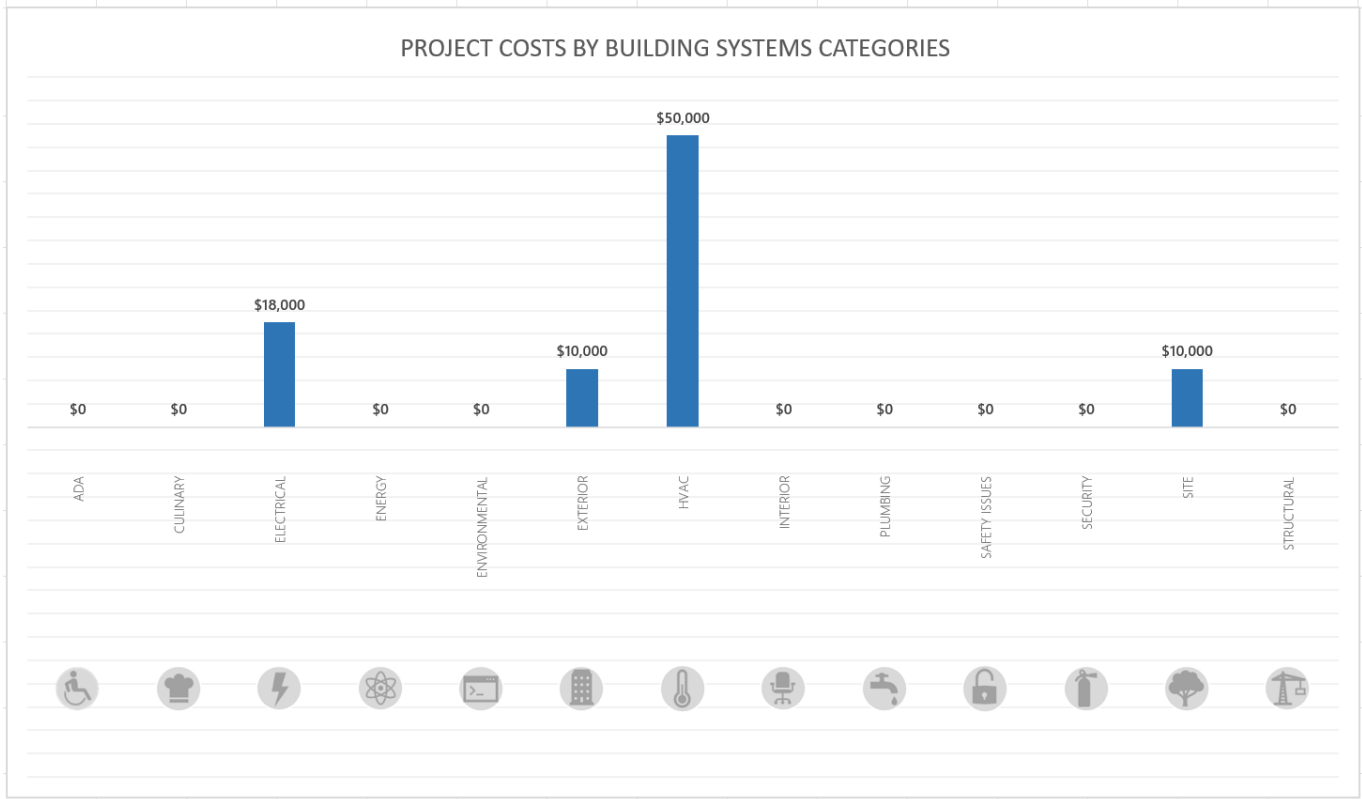
PROJECTS BY PRIORITY

PRIORITY 1 – CURRENTLY CRITICAL			
BLDG #	PROJECT #	DESC	COST
966	0966ELE1	ARC FLASH and ELECTRICAL COORDINATION STUDY	18,000.00
			\$18,000.00
PRIORITY 2 – NECESSARY, NOT YET CRITICAL			
BLDG #	PROJECT #	DESC	COST
9968	9968SIT1	SLURRY SEAL ASPHALT PAVING	10,000.00
			\$10,000.00
PRIORITY 3 – LONG TERM NEEDS			
BLDG #	PROJECT #	DESC	COST
966	0966EXT1	EXTERIOR FINISHES	10,000.00
966	0966HVA2	HVAC REPLACEMENT	50,000.00
			\$60,000.00
GRAND TOTAL			\$88,000.00

CONSTRUCTION PROJECT PORTFOLIO BY SITE/BUILDING

DISCLAIMER

- 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.



9968 THREE LAKES VALLEY BOOT CAMP SITE

Three Lakes Valley Boot 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. The site function has changed to support inmate re-entry programs. There is no housing on this site.



9968 THREE LAKES VALLEY BOOT CAMP SITE

PRIORITY #: 2

PROJECT #: 9968SIT1

CONST COST: \$10,000.00

SLURRY SEAL ASPHALT PAVING

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. 10,000 square feet of asphalt area was used to generate this estimate.



PROJECT CONSTRUCTION COST TOTALS SUMMARY:

PRIORITY CLASS 1:	\$0.00
PRIORITY CLASS 2	\$10,000.00
PRIORITY CLASS 3	\$0.00
GRAND TOTAL:	\$10,000.00

0966 ADMINISTRATION / BUILDING F
ENGINEERED METAL BUILDING

IBC CONS TYPE:	III-N	YEAR:	1990
IBC OCC TYPE 1:	50% I-3	SQ FT:	6,112
IBC OCC TYPE 2:	50% B	LEVEL(s):	1
EXT FINISH 1 :	100% Metal Siding	BSMT? :	No
EXT FINISH 2 :	%	FIRE SUPP:	100 %

The Administration building is an engineered metal structure with a metal roof. The HVAC system consists of pad mounted packaged heat pumps located on the east side of the building. Previously, this facility housed sixty inmates. Currently the facility contains administrative offices and training rooms supporting inmate re-entry programs.



0966 ADMINISTRATION / BUILDING F

PRIORITY #: 1

PROJECT #: 0966ELE1

CONST COST: \$18,000.00

ARC FLASH and ELECTRICAL COORDINATION STUDY

Arc flash and electrical breaker coordination studies have not been performed or it has been more than 5 years since the last coordination study. Safety requirements for maintenance personnel and the latest electrical code require coordination studies to be verified and performed every 5 years, along with arc flash labeling on all electrical panels. This project will perform the required coordination study, evaluation, adjustments and labeling for the building's electrical distribution system.



0966 ADMINISTRATION / BUILDING F

PRIORITY #: 3

PROJECT #: 0966EXT1

CONST COST: \$10,000.00

EXTERIOR FINISHES

The exterior finishes of the metal siding appear to be in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the



next 6 - 8 years and is recommended on a cyclical basis based on environmental conditions.

0966 ADMINISTRATION / BUILDING F

PRIORITY #: 3

PROJECT #: 0966HVA2

CONST COST: \$50,000.00

HVAC REPLACEMENT

There are 5 ground mounted packaged HVAC heat pump units and two mini splits installed in 2010 planned to be replaced in the next 10 years. Included in this estimate is removal, replacement and all required connections to utilities.



PROJECT CONSTRUCTION COST TOTALS SUMMARY:

PRIORITY CLASS 1:	\$18,000.00
PRIORITY CLASS 2:	\$0.00
PRIORITY CLASS 3:	\$60,000.00
GRAND TOTAL:	\$78,000.00

Project Construction Cost per Square Foot:	\$12.76
Total Facility Replacement Construction Cost:	\$1,834,000.00
Facility Replacement Cost per Square Foot:	\$300.00
FCI:	4%

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



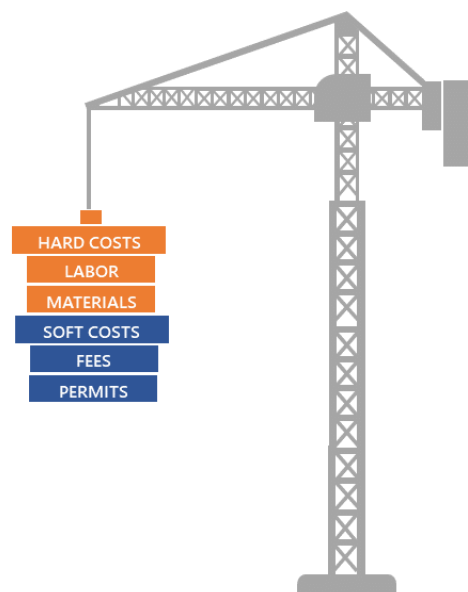
CURRENT CONSTRUCTION PROJECT COST ESTIMATES (Hard Costs)

Cost estimates are derived from:

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

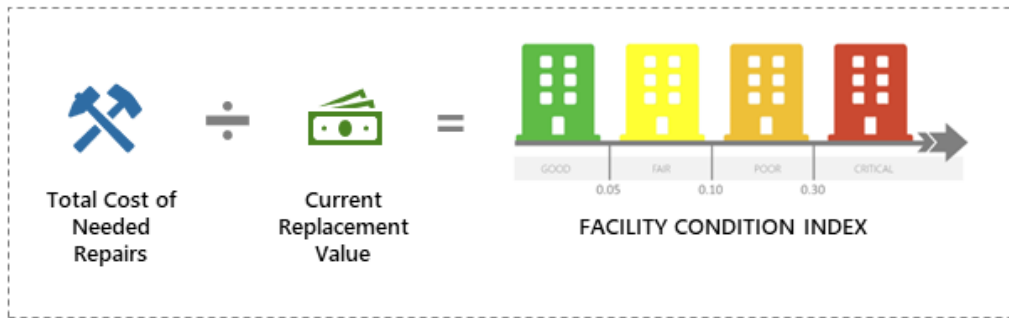
EXCLUDED – (Soft Costs)

- 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:

- 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:

- 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

DIVISION CONTACTS

DEPT	DIV	TITLE	CONTACT	EMAIL
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DEPT	DIV	TITLE
GFO	BUDGET	EXEC BR BGT OFF 1
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
1	8/24/2023	Initial.