



DEPT OF HUMAN SERVICES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

NORTHWEST REGION
NORTHERN STATE AND COUNTY GOVERNMENT CAMPUS
9980 - LAKES CROSSING CENTER SITE
500 GALLETTI WAY
SPARKS, NV 89431-5526
WASHOE COUNTY

SURVEY DATE: 03/11/2025



TABLE OF CONTENTS

INTRODUCTION	3
KEY FINDINGS	4
OVERALL RECOMMENDATIONS	4
OVERALL SITE CONDITION	4
SITE UTILITIES AND INFRASTRUCTURE	4
SAFETY, COMPLIANCE AND ACCESSIBILITY	4
ENVIRONMENTAL LANDSCAPING CONCERNS.....	5
PROPERTY MAP, 500 GALLETTI WAY, SPARKS	6
PROPERTY SNAPSHOT, 9980 LAKES CROSSING CENTER SITE	7
FACILITY DETAILS, 0342 - LAKES CROSSING CENTER - BUILDING #13	8
APPENDIX A - FACILITY CONDITION INDEX (FCI).....	9
APPENDIX B – SUPPLEMENTARY PHOTOGRAPHIC RECORD	10
BUILDING SYSTEMS	10
EXTERIOR	11
INTERIOR	12
APPENDIX C – REPORT DISTRIBUTION	13
DIVISIONAL CONTACTS	13
STATEWIDE CONTACTS CC'D	13
APPENDIX D - FCA RESOURCES.....	14
APPENDIX E – REVISION HISTORY	15

*The **FCA PROGRAM**, established by the State Public Works Division (SPWD), fulfills oversight responsibilities under **NRS 341.128** (periodically inspect state-owned institutions) and **NRS 331.110** (inventory of state property).*

*The **Property Portfolio Review** is a two-part evaluation offering an assessment of a property's condition and prioritized project recommendations with preliminary cost estimates.*

INTRODUCTION

The **Facility Insights** report serves as the foundation of the **Property Portfolio Review**, evaluating the property and its facilities. The Project Addendum, part two, builds on this foundation by detailing specific projects and their preliminary cost estimates, excluding soft costs (e.g., consultant fees, permits, furnishings).

This report emphasizes the **Facility Condition Index (FCI)**, (see Appendix A), a critical metric used to assess the overall health, functionality, and maintenance priorities of each facility. The observations and data in this report are based on a visual assessment conducted at the time of the review and reflect the conditions observed.

The data in this report was gathered through the following methods:

- **Research:** Historical data of past repairs and improvements. Current trends in energy enhancements.
- **Document Review:** Examination of building plans, maintenance logs, and previous reports.
- **Interviews:** Consultations with key stakeholders to gather insights.
- **Site Visit:** Visual and photographic inspection of the site and facilities. Inspections include review of building systems such as fire alarm, electrical and HVAC systems as well as interior and exterior finishes, roofing systems, paving and landscape.

- **Disclaimer:** Observations are limited to **accessible areas** and conditions present during the survey.
- **Accurate Forecasting:** Updated estimates must be obtained that include soft costs and professional evaluations.

KEY FINDINGS

OVERALL RECOMMENDATIONS

The following recommendations address the primary concerns identified during the assessment and prioritize actions for the site and building.

- **Property:** The overall condition of the site is classified as **CRITICAL** derived from the average FCI of its building. Significant capital investment over the years and good maintenance practices have sustained the site and building in good working order.

OVERALL SITE CONDITION

- **Infrastructure:** Well maintained, with good drainage and accessibility. Paved areas, including parking lots, show signs of wear condition.
- **Findings:** Issues were identified that will require investment:
 - ADA parking replacement with concrete.
 - Patch crack and slurry seal asphalt parking areas.
 - Exterior Paint.
 - Roof replacement.
 - Flooring Replacement in certain areas.
 - Skylight guards.

SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Adequate, with no issues.
- **Electrical Systems:** Modern, with no issues.
- **Stormwater Drainage:** Efficient, no issues

SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** Mostly compliant with current ADA standards. Some restrooms and shower rooms need upgrades.

- **Fire Safety:** Adequate systems across the site.

ENVIRONMENTAL LANDSCAPING CONCERNS

- **Landscaping and Green Space Management:** The condition of the landscaping and green spaces indicates that they are in good condition and well-maintained.

PROPERTY MAP, 500 GALLETTI WAY, SPARKS

SITE IS:

OWNED

OCCUPIED

1 BUILDING



B#	NAME	STATUS	RIGHTS
0342	LAKES CROSSING CENTER - BUILDING #13	OCCUPIED	OWNED

NORTHERN STATE AND COUNTY GOVERNMENT CAMPUS

PROPERTY SNAPSHOT, 9980 LAKES CROSSING CENTER SITE

WASHOE COUNTY



PURCHASED 1974



SITE-SECURE



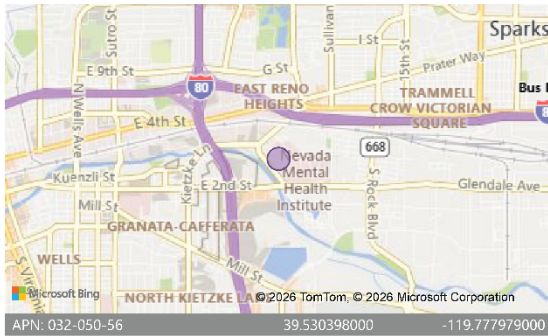
52 YEARS



OWNED
OCCUPIED

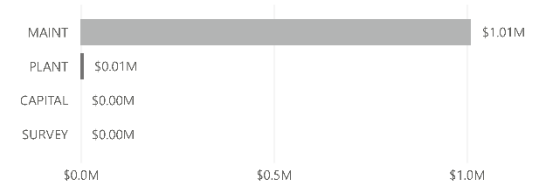


4.1 ACRES

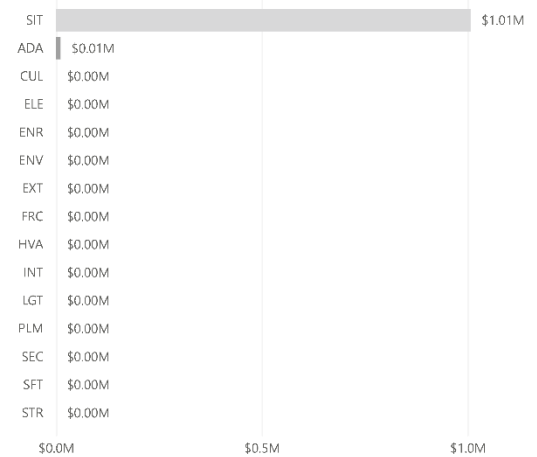


The LAKES CROSSING CENTER SITE is located on the Northern Nevada Adult Mental Health Services Campus (NNAMHS) in Sparks, Nevada. There is a secure perimeter fence with cameras mounted on light poles around the building as well as a paved access road. The site is served by city water and sewer and has natural gas and electric provided by the local utility provider.

PROJECT TYPE BREAKDOWN - SITE ONLY



PROJECT CATEGORY BREAKDOWN - SITE ONLY



1 BUILDING



\$8,801,778

BUILDINGS WITH PROJECTS

\$25,062,800

FRC - PROJECT BLDGS ONLY

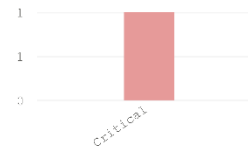


35.12

AVERAGE FCI %



FCI DISTRIBUTION



PRIORITY	COUNT	COST
PRIORITY 1	3	\$1,018,600
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	3	\$1,018,600

FACILITY DETAILS, 0342 - LAKES CROSSING CENTER - BUILDING #13

YEAR BUILT 1974
CONSTRUCTED 1974



HOSPITAL



52 YEARS



OWNED
OCCUPIED



35,804 SF



FCI %

35.12



LAKES CROSSING CENTER - BUILDING #13 is Nevada's only maximum-security forensic mental health facility, providing court-ordered evaluations and treatment to restore legal competency. Serving individuals statewide, it offers inpatient and outpatient assessments, risk evaluations, and treatment recommendations. The facility includes administrative offices, storage, mechanical and day rooms, and a culinary area. Its HVAC system features roof-mounted units, air handlers, and boilers. While well-maintained, it is aging, with an outdated fire sprinkler system and ADA-compliant restrooms for staff and patients.



CODE COMPLIANCE SUMMARY

CODE YR: 1973
CONS TYPE: TYPE: I-A Fire Resistive (Protected 3 hours)
OCC: 100% - I-2
Nursing homes, mental hospitals
FIRE: 100% suppressed

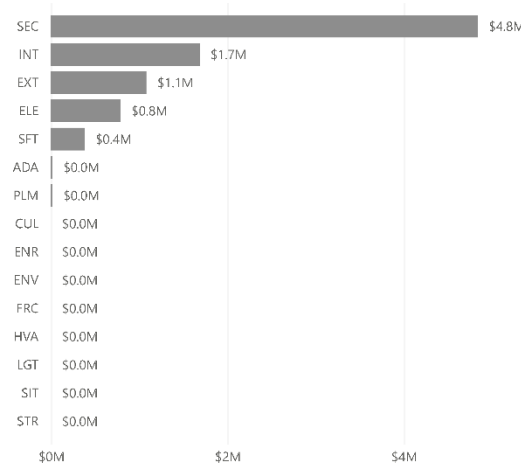
0342 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE
SEISMIC: UNKNOWN
FRAME: SITE-ASSEMBLED - 0% STEEL
SEISMIC: UNKNOWN
ROOF: FLAT - 100% MEMBRANE
SEISMIC: UNKNOWN
EXTERIOR: CLADDING - 100% MASONRY
FLRS: 1
BSMT: -
ASSEMBLY: SITE-BUILT
EXPOSURE: ENCLOSED

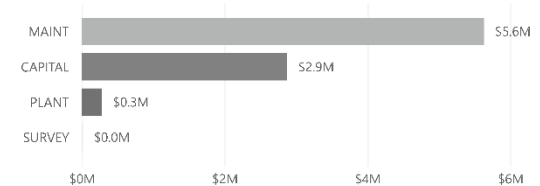
\$25,062,800

REPLACEMENT COST

PROJECT CATEGORY BREAKDOWN - BUILDING



PROJECT TYPE BREAKDOWN - BY BUILDING



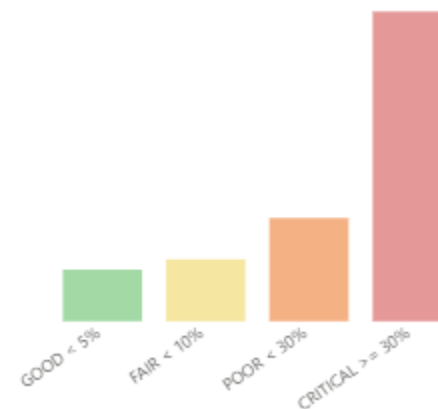
TOTAL COST BY PRIORITY

		COST
PRIORITY 1	10	\$6,036,425
PRIORITY 2	3	\$1,082,200
PRIORITY 3	3	\$1,683,153
TOTAL	16	\$8,801,778

\$8,801,778

APPENDIX A - FACILITY CONDITION INDEX (FCI)

- **What It Is:** A widely used critical metric to evaluate the overall health, functionality, and maintenance priorities of each facility
- **Purpose:**
 - Provides a quick snapshot of a facility’s health, expressed as a percentage
 - **Lower FCI Values:**
 - **0.05:** Indicates a facility is good condition
 - **0.06 – 0.10:** Indicates a facility is in fair condition
 - **Higher FCI Values:**
 - **0.11 – 0.30:** Indicates a facility is in poor condition
 - **0.30:** Indicates a facility is in critical condition
- **Use Cases:**
 - Helps prioritize repairs
 - Guides funding allocation by comparing conditions across multiple facilities in a portfolio
- **Calculation:**
$$FCI = \frac{\text{Cost of necessary repairs or Deferred Maintenance}}{\text{Current Replacement Value}}$$
- **Example:** The facility’s replacement cost is \$11,540,000, and the required repairs total \$2,236,200, resulting in an FCI of **19%** (0.19)



APPENDIX B – SUPPLEMENTARY PHOTOGRAPHIC RECORD

BUILDING SYSTEMS



EXTERIOR



INTERIOR



APPENDIX C – REPORT DISTRIBUTION

DIVISIONAL CONTACTS

DEPT	TITLE
DHS	DIRECTOR
DHS	ADMINISTRATOR
DHS	ADMINISTRATIVE SERVICES OFFICER II
DHS	LIEUTENANT
DHS	FACILITY SUPERVISOR

STATEWIDE CONTACTS CC'D

The following positions across various departments are CC'D:

- **GFO Budget**
 - Executive Branch Budget Officer

- **DCNR Lands Division**
 - Division Administrator
 - Deputy Division Administrator
 - State Land Agent 2

- **Legislative Counsel Bureau**
 - Senior Program Analyst
 - Principal Program Analyst

- **Administration Risk Management Division**
 - Division Administrator
 - Insurance/Loss Prevention Specialist
 - Program Officer
 - Management Analyst 4
 - Safety Specialist Consultant

APPENDIX D - FCA RESOURCES



KEN FORBES

Construction Project Coordinator III

kforbes@admin.nv.gov

775.315-5573

CAROL MYERS

Construction Project Coordinator II

mc.myers@admin.nv.gov

775.690-5134

YADHIRA PIMENTEL

Administrative Assistant IV

mypimentel@admin.nv.gov

775.684-4126

APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	1/7/2026	Initial.