



DEPT OF HUMAN SERVICES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

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



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*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 **Project Addendum** is part two of the **Property Portfolio Review**, building on the foundation of the Facility Insights report, which assesses the condition of the property and its facilities. It outlines post-assessment projects, categorized within the SPWD's building management system, by priority, status designation, and preliminary cost estimate. Building management components include ADA, culinary, electrical, energy, environmental, exterior, HVAC, interior, plumbing, safety, security, site, and structural systems.

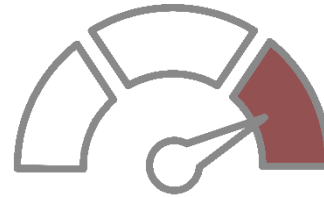
Projects are prioritized by urgency and address the most pressing needs effectively:

- **Priority 1, 0 - 2 years, Currently Critical:** Requires immediate action.
- **Priority 2, 2 - 4 years, Necessary – Not Yet Critical:** Preemptive attention to avoiding deterioration.
- **Priority 3, 4 - 10 years, Long Term Needs:** Investment planning and functional improvements.

Projects are assigned a status designation of **new, in progress, completed, deferred or canceled**. Preliminary cost estimates are based on multiple sources, including the **RS Means Cost Estimating Guide**, similar **SPWD construction projects**, and **contractor pricing**, factoring in labor, location, materials, profit, and overhead. **Soft costs** (design fees, testing, permits) are not include.



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.



PRIORITY 1: CURRENTLY CRITICAL, REQUIRES IMMEDIATE ACTION

LAKES CROSSING CENTER - BUILDING #13



\$4,590,000

PRIORITY 1
0 - 2 years



IN PROGRESS SECURITY - 12/10/2025

0342-SEC-1:INTERIOR DOOR REPLACEMENT

The interior doors are deteriorated from age and heavy use. Within the secured area, 115 doors require replacement, and 20 additional doors outside the secured area are also failing. Several fire-rated doors lack magnetic hold-open devices and are frequently propped open, compromising life safety. Many doors are loose in their frames with worn locking hardware. This project includes removal of existing doors and installation of new doors, frames, and hardware,

including 115 security-grade hollow metal doors and 20 solid-core wood doors.

LAKES CROSSING CENTER SITE



\$1,000,000

**PRIORITY 1
0 - 2 years**



NEW SITE ISSUES - 12/10/2025

9980-SIT-4: PATCH, CRACK & SLURRY SEAL PARKING LOT

Regular maintenance of the asphalt concrete paving is important to preserve its condition and extend its service life. Based on survey observations, this project would include localized replacement of deteriorated pavement, minor crack filling, and slurry sealing across the site, along with restriping of parking and traffic markings as needed. These improvements help maintain the integrity of the paving and reduce the potential for premature failure.

LAKES CROSSING CENTER - BUILDING #13

\$476,000

**PRIORITY 1
0 - 2 years**



**REINSTATED BUILDING EXTERIOR - 12/10/2025
0342-EXT-3: ROOF REPLACEMENT**

This portion of the roof is Sika Sarnafil and expired on 8/25/2023. Roof replacement is recommended. Remove the existing roof and replace with a new single-ply membrane roof.

LAKES CROSSING CENTER - BUILDING #13



\$360,000

**PRIORITY 1
0 - 2 years**

NEW SAFETY ISSUES - 12/10/2025

0342-SFT-6: UPGRADE LIGHTING IN CLIENT ROOMS

Client rooms are currently equipped with standard fixtures that pose ligature and self-harm risks. This project replaces existing room lighting with anti-ligature, tamper-resistant components designed for behavioral health and secure environments. Work includes removal of existing fixtures and installation of new ligature-resistant lighting fixtures. Wall and ceiling surfaces will be patched and refinished where needed.

LAKES CROSSING CENTER - BUILDING #13



\$250,000

PRIORITY 1
0 - 2 years



IN PROGRESS SECURITY - 12/10/2025

0342-SEC-2: VIDEO SECURITY SYSTEM REPLACEMENT

The video security system for the building and the site is outdated and should be scheduled for immediate replacement. The system is over ten years old and it is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. The wiring and conduit are aging and in some areas were not installed properly resulting in premature wear and a higher probability of failure. Due to the security level of the facility is imperative that a

new system is installed for the safety of the staff, clients and the public. This project addresses replacement of the cameras, conduit and wiring throughout the facility with all digital equipment as well as sufficient storage capacity.

LAKES CROSSING CENTER - BUILDING #13

\$180,000

**PRIORITY 1
0 - 2 years**



**REINSTATED BUILDING INTERIOR - 12/10/2025
0342-INT-5:FLOORING REPLACEMENT**

Portions of the building's carpet have been upgraded to LVT; however areas with original carpet remain and show signs of wear consistent with the end of their useful life. The front entry VCT is worn and cracked. A new durable and uniform finish flooring should be selected and installed. Work includes removal and disposal of existing flooring and installation of an appropriate flooring material suited to each area.

LAKES CROSSING CENTER - BUILDING #13



\$140,000

**PRIORITY 1
0 - 2 years**



NEW BUILDING EXTERIOR - 12/10/2025

0342-EXT-4: REPLACE ROOF MEMBRANE

The portion of the roof that is Johns Manville membrane has exhibited signs of leakage, indicating deterioration of the existing membrane. The roof warranty expired on 5/17/2014. Based on survey observations, replacement of the affected membrane area is recommended. Work would generally include removal and disposal of the existing membrane and installation of a new, compatible roofing system, along with associated repairs needed to restore proper weather protection.

LAKES CROSSING CENTER - BUILDING #13



\$21,000

**PRIORITY 1
0 - 2 years**

REINSTATED SAFETY ISSUES - 12/10/2025

0342-SFT-5: LAUNDRY DRYER REPLACEMENT

The existing natural gas-fired clothes dryers have been noted as a potential fire risk due to the presence of a gas ignition source. Based on survey observations, replacement of the three gas dryers with three commercial electric units is recommended. Removal and disposal of the existing dryers would be included as part of this work. Cost includes: Dryer \$2,000, venting/exhaust adjustments \$2000, removal \$1000, electrical circuits \$1,000, contingency add \$1000.

LAKES CROSSING CENTER SITE



\$11,400

PRIORITY 1
0 - 2 years



NEW ADA - 12/10/2025

9980-ADA-5:ADA PARKING UPGRADE

The ADA parking stalls currently have one asphalt apron that has deteriorated and does not provide the stable, firm, and slip-resistant surface required for accessible routes. Asphalt in these areas has developed cracking, settlement, and irregular slopes that may impede safe access for individuals using mobility devices.

This project upgrades the existing asphalt apron to reinforced concrete, providing a durable, long-life, ADA-compliant surface.

Work includes demolition of the asphalt apron areas, installation of compacted base material, new concrete apron with corrected slopes, and restoration of ADA striping and signage. Typical apron size: 19' x 20' = 380'.

LAKES CROSSING CENTER - BUILDING #13



\$11,000

PRIORITY 1
0 - 2 years



REINSTATED ADA - 12/10/2025

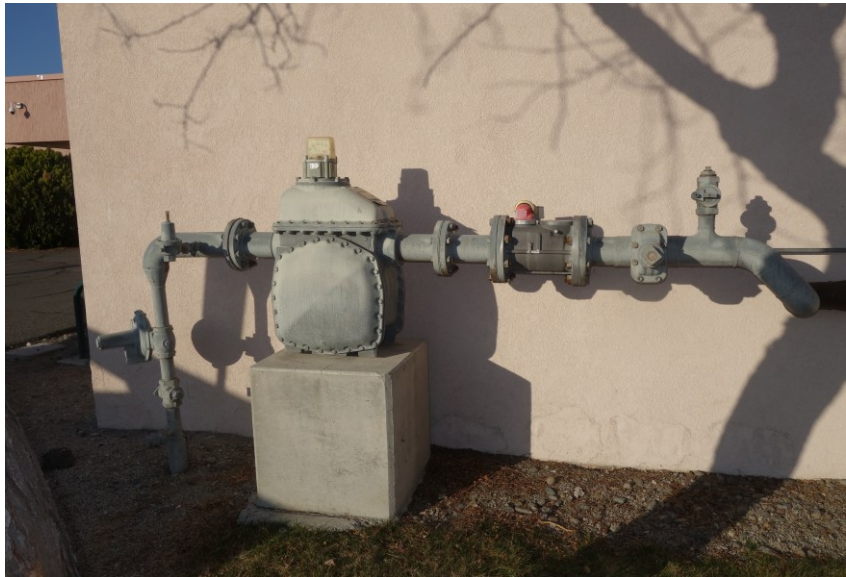
0342-ADA-2:ADA SIGNAGE

Building signage for permanent rooms and spaces appears inconsistent with ADA accessibility guidelines, including requirements for mounting height, location, character size, tactile/Braille elements, and contrast. Based on survey observations, installation or adjustment of signage may be needed to align with current accessibility standards. NRS 338.180, IBC 2018, ICC/ANSI A117.1, and the most current ADA Accessibility Guidelines were referenced for this survey item.

LAKES CROSSING CENTER SITE

\$ 7,200

PRIORITY 1
0 - 2 years

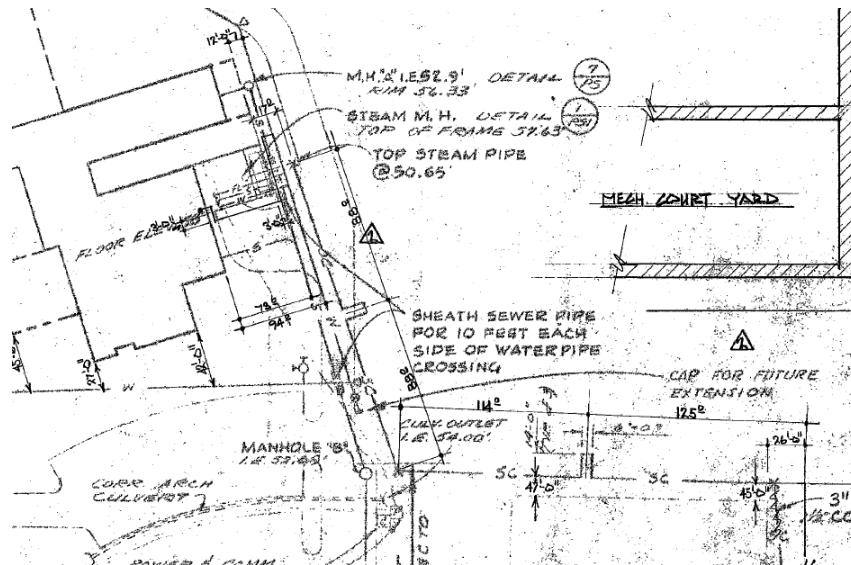


REINSTATED SITE ISSUES - 12/10/2025

9980-SIT-3:INSTALL SITE BOLLARDS

The natural gas meter is located in a position vulnerable to vehicular impact and requires protective barriers. In accordance with 2024 IFC Section 312 (Vehicle Impact Protection), steel guard posts (bollards) should be installed around the meter to prevent vehicle-related damage. The proposed project would include installation of three bollards around the gas meter, with dimensions and spacing per code requirements.

LAKES CROSSING CENTER - BUILDING #13



\$ 5,000

PRIORITY 1
0 - 2 years

NEW PLUMBING - 12/10/2025

0342-PLM-3:SEWER SURVEY

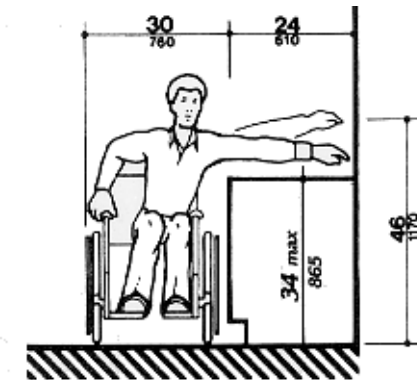
The building has experienced recurring drainage problems and periodic backups, indicating that the floor main sewer line may be damaged or partially obstructed. This project provides for a comprehensive sewer main survey, including cleaning and jetting, CCTV camera inspection, mapping of the sewer line, and a written condition report identifying cracks, sags, root intrusion, blockages, or structural failures. Findings will determine whether spot repairs, relining, or full replacement are needed.

LAKES CROSSING CENTER - BUILDING #13



\$ 3,425

PRIORITY 1
0 - 2 years



REINSTATED ADA - 12/10/2025

0342-ADA-4: ADA ACCESSIBLE COUNTER

The front office includes a public service counter that appears higher than the dimensions typically associated with accessible counter design. ADA accessibility guidelines generally require a portion of the counter to be at least 36 inches in length and no more than 36 inches above the finished floor. Based on survey observations, an accessible counter section may be needed to align with current accessibility standards. NRS 338.180, IBC 2018,

ICC/ANSI A117.1, and the most current ADA Accessibility Guidelines were referenced for this survey item.



PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

LAKES CROSSING CENTER - BUILDING #13

\$1,075,200

PRIORITY 2
2 - 4 years



IN PROGRESS BUILDING INTERIOR - 12/10/2025
0342-INT-4: SHOWER UPGRADE

There are 16 shower stalls showing signs of failure and in need of replacement. This project provides for the installation of 16 stainless-steel shower cabinets to serve the housing units. Removal and disposal of existing materials are included.

LAKES CROSSING CENTER - BUILDING #13



\$255,000

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 12/10/2025
0342-INT-7:REPLACE GYM FLOOR

The existing gym floor is deteriorated, with visible cracking, surface wear, and coating failure. The damaged flooring presents a safety risk for users and is no longer suitable for athletic activities. This project provides for the removal and disposal of the existing floor system and installation of new rubber athletic flooring designed for high-impact and multi-use environments. The new flooring will provide improved safety, durability, slip resistance, and ease of

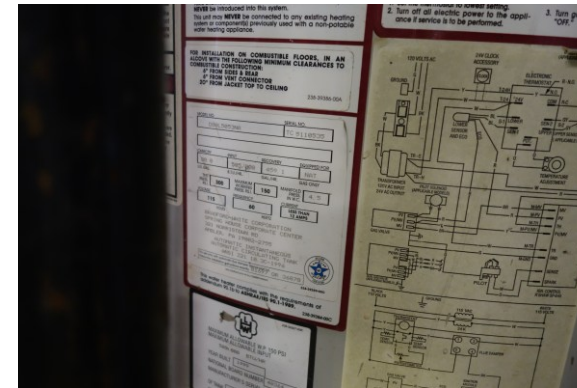
maintenance. Subfloor preparation and leveling are included as needed.

LAKES CROSSING CENTER - BUILDING #13



\$ 7,000

PRIORITY 2
2 - 4 years



IN PROGRESS PLUMBING - 12/10/2025

0342-PLM-2:WATER HEATER REPLACEMENT

There are two 80 gallon natural 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 new gas-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.



PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

LAKES CROSSING CENTER - BUILDING #13

\$787,688

**PRIORITY 3
4 - 10 years**



**IN PROGRESS ELECTRICAL - 12/10/2025
0342-ELE-2: LIGHTING UPGRADE**

The existing lighting fixtures are the older fluorescent type, are not energy efficient, and not detention-rated. This project will upgrade fixtures to higher efficiency units with a longer life cycle and lighting controls. Additional allowances for architectural repairs, demolition and exterior lighting.

LAKES CROSSING CENTER - BUILDING #13



\$465,465

**PRIORITY 3
4 - 10 years**



REINSTATED BUILDING EXTERIOR - 12/10/2025

0342-EXT-2: EXTERIOR FINISHES

The exterior finishes appear to be in good condition at the time of the survey. To maintain weather resistance and overall appearance, periodic exterior maintenance is recommended. This includes repainting concrete masonry unit (CMU) and cement plaster walls, along with caulking around windows, flashing, fixtures, and other penetrations to help preserve the building envelope. Exterior maintenance should be planned on a cyclical basis to support long-

term protection of the structure. Costing includes: CMU (1 coat + 2 coats acrylic) \$3.00/sf, Stucco \$4.00/sf, Penetrations \$6.00/sf.

LAKES CROSSING CENTER - BUILDING #13

\$430,000

**PRIORITY 3
4 - 10 years**



**REINSTATED BUILDING INTERIOR - 12/10/2025
0342-INT-2: INTERIOR FINISHES**

The interior finishes are in good 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.

APPENDIX A – BUILDING MANAGEMENT CATEGORIES

BUILDING SYSTEMS

FIGURE 3 is a list of the current project building management categories. The Project ID contains the following:

<SITE #> <BUILDING MANAGEMENT CATEGORY> <ARBITRARY #>

FIGURE 3. Example: **9999ADA1** and **9999HVA2**



APPENDIX B – REVISION HISTORY

| VERSION | DATE | AMENDMENT |
|---------|------------|-----------|
| 0 | 12/10/2025 | Initial. |