State of Nevada
Department of Corrections
Facility Condition Analysis

HIGH DESERT STATE PRISON
22010 Cold Creek Road
Las Vegas, Nevada 89070

Site Number: 9952
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS

Report distributed in August, 2017
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 the 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.
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<th>Building Name</th>
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<th>Yr. Buil</th>
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**Report Totals.............:**

- Total Square Feet: 906,586
- Total Cost to Repair: $24,446,324
- Total Cost to Replace: $52,088,807
- Total Cost to Repair: $26,747,105
- Total Cost to Replace: $103,282,236
- Total: $327,206,700
- FCNI: 32%
# Acronyms List

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<th>Definition</th>
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<td>IFC</td>
<td>International Fire Code</td>
</tr>
<tr>
<td>IFGC</td>
<td>International Fuel Gas Code</td>
</tr>
<tr>
<td>IRC</td>
<td>International Residential Code</td>
</tr>
<tr>
<td>NFPA</td>
<td>National Fire Protection Association</td>
</tr>
<tr>
<td>NEC</td>
<td>National Electrical Code</td>
</tr>
<tr>
<td>OSHA</td>
<td>Occupational Safety and Health Administration</td>
</tr>
<tr>
<td>SAD</td>
<td>Standards for Accessible Design</td>
</tr>
<tr>
<td>SMACNA</td>
<td>Sheet Metal and Air Conditioning Contractors National Association</td>
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<tr>
<td>UMC</td>
<td>Uniform Mechanical Code</td>
</tr>
<tr>
<td>UPC</td>
<td>Uniform Plumbing Code</td>
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<tr>
<td><strong>State of Nevada</strong></td>
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<tr>
<td>CIP</td>
<td>Capital Improvement Project</td>
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<tr>
<td>FCA</td>
<td>Facility Condition Analysis</td>
</tr>
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<td>FCNI</td>
<td>Facility Condition Needs Index</td>
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<tr>
<td>FRC</td>
<td>Facility Replacement Cost</td>
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<tr>
<td>NAC</td>
<td>Nevada Administrative Code</td>
</tr>
<tr>
<td>NDEP</td>
<td>Nevada Department of Environmental Protection</td>
</tr>
<tr>
<td>NRS</td>
<td>Nevada Revised Statutes</td>
</tr>
<tr>
<td>SFM</td>
<td>State Fire Marshal</td>
</tr>
<tr>
<td>SHPO</td>
<td>State Historic Preservation Office</td>
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<tr>
<td>SPWD</td>
<td>State Public Works Division</td>
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<tr>
<td><strong>Miscellaneous</strong></td>
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<tr>
<td>DDC</td>
<td>Direct Digital Controls</td>
</tr>
<tr>
<td>FRP</td>
<td>Fiberglass Reinforced Plastic</td>
</tr>
<tr>
<td>GFCI</td>
<td>Ground Fault Circuit Interrupter</td>
</tr>
<tr>
<td>LED</td>
<td>Light Emitting Diode</td>
</tr>
<tr>
<td>PRV</td>
<td>Pressure Regulating Valve</td>
</tr>
<tr>
<td>TDD</td>
<td>Telecommunications Device for the Deaf</td>
</tr>
<tr>
<td>VCT</td>
<td>Vinyl Composite Tile</td>
</tr>
</tbody>
</table>

This is a generic acronym list of commonly used terms in the construction industry. Some or all of these acronyms are used throughout the report.
## Table of Contents

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Index #</th>
</tr>
</thead>
<tbody>
<tr>
<td>HIGH DESERT STATE PRISON SITE</td>
<td>9952</td>
</tr>
<tr>
<td>PUMP HOUSE #2</td>
<td>3776</td>
</tr>
<tr>
<td>PUMP HOUSE #1</td>
<td>3775</td>
</tr>
<tr>
<td>HAZMAT BUILDING</td>
<td>3774</td>
</tr>
<tr>
<td>HDSP WATER TANK #3</td>
<td>3225</td>
</tr>
<tr>
<td>HDSP WATER TANK #2</td>
<td>3224</td>
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<td>HDSP WATER TANK #1</td>
<td>3223</td>
</tr>
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<td>HOUSING UNIT #11</td>
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<tr>
<td>HOUSING UNIT #10</td>
<td>2947</td>
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<tr>
<td>HOUSING UNIT #12</td>
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<td>HOUSING UNIT #9</td>
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<td>PRISON INDUSTRIES</td>
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<tr>
<td>GYMNASIUM</td>
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<tr>
<td>STORAGE BUILDING</td>
<td>2505</td>
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<tr>
<td>WAREHOUSE/ MOTOR POOL</td>
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<tr>
<td>TOWER #4</td>
<td>2177</td>
</tr>
<tr>
<td>YARD TOWER</td>
<td>2176</td>
</tr>
<tr>
<td>HOUSING UNIT #5</td>
<td>2175</td>
</tr>
<tr>
<td>HOUSING UNIT #6</td>
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<tr>
<td>HOUSING UNIT #7</td>
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<td>HOUSING UNIT #8</td>
<td>2172</td>
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<td>TOWER #6</td>
<td>2104</td>
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<td>TOWER #5</td>
<td>2103</td>
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<tr>
<td>TOWER #3</td>
<td>2102</td>
</tr>
<tr>
<td>TOWER #2</td>
<td>2101</td>
</tr>
<tr>
<td>TOWER #1</td>
<td>2100</td>
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<td>2099</td>
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<tr>
<td>ARMORY/ EMERGENCY RESPONSE</td>
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<tr>
<td>MAINTENANCE/ CENTRAL PLANT</td>
<td>2097</td>
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<td>SALLYPORT</td>
<td>2096</td>
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<td>GATEHOUSE</td>
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<td>ADMINISTRATION</td>
<td>2094</td>
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<td>VISITATION</td>
<td>2093</td>
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<td>Service/Department</td>
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<tr>
<td>Program Services/ Education</td>
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<tr>
<td>Inmate Services/ Culinary/ Dining</td>
<td>2091</td>
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<tr>
<td>Infirmary/ Intake</td>
<td>2090</td>
</tr>
<tr>
<td>Housing Unit #3</td>
<td>2089</td>
</tr>
<tr>
<td>Housing Unit #4</td>
<td>2088</td>
</tr>
<tr>
<td>Housing Unit #2</td>
<td>2087</td>
</tr>
<tr>
<td>Housing Unit #1</td>
<td>2086</td>
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</tbody>
</table>
The High Desert State Prison is located 40 miles north of Las Vegas on the west side of Highway 95. It is the largest correctional facility within the Department of Corrections. High Desert was designed to incorporate the best technology available to corrections to provide for officer safety and for the management and control of inmates. The complex totals approximately 1,576,000 square feet of space. The institution opened September 1, 2000 and is the reception unit for Southern Nevada.

### PRIORITY CLASS 1 PROJECTS

#### Total Construction Cost for Priority 1 Projects: $2,657,880

<table>
<thead>
<tr>
<th>Project</th>
<th>Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>SECURITY SYSTEM INSTALLATION</td>
<td>9952SEC1</td>
<td>$2,417,400</td>
</tr>
<tr>
<td>WELL UPGRADE</td>
<td>9952PLM2</td>
<td>$240,480</td>
</tr>
</tbody>
</table>

#### SECURITY SYSTEM INSTALLATION

The building does not have a security system. This project recommends installing video monitoring and recording equipment in every common inmate area and visitor area throughout the High Desert State Prison. This project would also include camera installation in all housing units.

#### WELL UPGRADE

The construction of Well #6 was accomplished with CIP project (13-C04). This project would include construction of a well house with associated equipment and connection to the existing water distribution system at High Desert State Prison.

### PRIORITY CLASS 2 PROJECTS

#### Total Construction Cost for Priority 2 Projects: $340,000

<table>
<thead>
<tr>
<th>Project</th>
<th>Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELECTRICAL EQUIPMENT SURVEY</td>
<td>9952ELE2</td>
<td>$95,000</td>
</tr>
<tr>
<td>HIGH MAST LAMP REPLACEMENT</td>
<td>9952ELE1</td>
<td>$225,000</td>
</tr>
<tr>
<td>PIGEON ABATEMENT</td>
<td>9952ENV1</td>
<td>$20,000</td>
</tr>
</tbody>
</table>

#### ELECTRICAL EQUIPMENT SURVEY

The electrical systems are original to the site and should be evaluated to reduce possibility of a fire hazard, equipment down time or energy loss. There seems to be loose connections and electrical deficiencies and repairs needed. It is recommended to perform an infrared and ultrasonic inspection on all electrical site-wide and sample the oil in all oil filled transformers. This project would provide for an electrical engineer to conduct analysis of the current electrical and to recommend a preventative maintenance plan and necessary repairs. Other projects may arise from this survey.

#### HIGH MAST LAMP REPLACEMENT

There are 45 high mast security light poles throughout the facility that have 10 security lamps each. Many of the lamps were burned out at the time of this survey and should be scheduled for replacement. This project would provide for the purchase and installation of 450 LEDs and retrofit the fixtures for the high mast security light poles. The cost includes the removal and the disposal of the existing lamps and fixtures.

#### PIGEON ABATEMENT

The site and buildings have been inhabited by pigeons. The birds introduce a potential risk of disease, cause maintenance problems with the mechanical systems and cost labor time for general clean-up. This project provides for removal and disposal of pigeon debris, eggs and carcasses from the site and buildings by a licensed pest control business. This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.
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 and parking areas. 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. 504,110 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $2,657,880 |
| Priority Class 2: | $340,000 |
| Priority Class 3: | $603,138 |
| Grand Total:     | $3,601,018 |
The Pump House #2 is a facility that has pumps and equipment for pumping water from the wells to the prison. It has a concrete slab-on-grade foundation, CMU walls and a single-ply membrane roof. The pump house has a 1200 amp panel, two roll up doors, one man door and is a conditioned space with a roof top HVAC system.

**PRIORITCY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3776SFT1</td>
<td>$5,000</td>
<td>EXTERIOR LANDING INSTALLATION. There is an out-swinging exterior door from the building which swings out over a step and does not have a landing. IBC Section 1008 requires a landing to be not more than 1/2&quot; below the threshold. This project would provide for the installation of a compliant landing for the door.</td>
</tr>
</tbody>
</table>

**PRIORITCY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3776EXT1</td>
<td>$2,400</td>
<td>CONCRETE APRON INSTALLATION. There are two rollup doors that don’t have concrete aprons on the outside of the building. This project would provide for the installation of two new 120 square foot 4” thick concrete slab-on-grade aprons.</td>
</tr>
<tr>
<td>3776EXT2</td>
<td>$8,400</td>
<td>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 are cleaning and sealing the concrete masonry units and caulking flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.</td>
</tr>
<tr>
<td>3776NT1</td>
<td>$8,400</td>
<td>INTERIOR FINISHES. It is recommended to repair and seal the interior concrete block walls at least once in the 2-3 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.</td>
</tr>
<tr>
<td>3776ELE1</td>
<td>$3,000</td>
<td>PANIC HARDWARE IN ELECTRICAL ROOMS. The Pump House with the uninterruptable power supply contains equipment that meets or exceeds 1,200 amps. It is recommended per the 2012 IBC 1008.1.10 that panic and fire exit hardware be installed. This equipment was not required when the building was constructed. When a remodel occurs, it is suggested to comply with current code. It is recommended that this project be completed within 2-3 years. The estimate is based on one door that requires panic hardware.</td>
</tr>
</tbody>
</table>
ROOF REPLACEMENT

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 2-3 years to be consistent with the roofing program and the end of the warranty period.

BUILDING INFORMATION:

Gross Area (square feet): 840
Year Constructed: 2000
Exterior Finish 1: 100 # Painted CMU
Exterior Finish 2: 0 #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 0 #
IBC Occupancy Type 2: 0 #
Construction Type:
IBC Construction Type:
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $5,000 | Project Construction Cost per Square Foot | $47.38 |
| Priority Class 2: | $34,800 | Total Facility Replacement Construction Cost | $168,000 |
| Priority Class 3: | $0 | Facility Replacement Cost per Square Foot | $200 |
| Grand Total: | $39,800 | FCNI | 24% |

Project Index #: 3776EXT3
Construction Cost $12,600
The Pump House #1 is a facility that has pumps and equipment for pumping water from the wells to the prison. It has a concrete slab-on-grade foundation, CMU walls and a single-ply membrane roof. The pump house has a 1200 amp panel, two roll up doors, one man door and is a conditioned space with a roof top HVAC system.

**PRIORIT Y CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $5,000

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
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</thead>
</table>

**EXTERIOR LANDING INSTALLATION**

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>3775SFT1</td>
<td>$5,000</td>
</tr>
</tbody>
</table>

There is an out-swinging exterior door from the building which swings out over a step and does not have a landing. IBC Section 1008 requires a landing to be not more than 1/2” below the threshold. This project would provide for the installation of a compliant landing for the door.

**PRIORIT Y CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $34,800

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
</tr>
</thead>
</table>

**CONCRETE APRON INSTALLATION**

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>3775EXT1</td>
<td>$2,400</td>
</tr>
</tbody>
</table>

There are two rollup doors that don’t have concrete aprons on the outside of the building. This project would provide for the installation of two new 120 square foot 4” thick concrete slab-on-grade aprons.

**EXTERIOR FINISHES**

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>3775EXT2</td>
<td>$8,400</td>
</tr>
</tbody>
</table>

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 and caulking flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES**

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>3775INT1</td>
<td>$8,400</td>
</tr>
</tbody>
</table>

It is recommended to repair and seal the interior concrete block walls at least once in the 2-3 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.

**PANIC HARDWARE IN ELECTRICAL ROOMS**

<table>
<thead>
<tr>
<th>Project Index #:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>3775ELE1</td>
<td>$3,000</td>
</tr>
</tbody>
</table>

The Pump House with the uninterruptable power supply contains equipment that meets or exceeds 1,200 amps. It is recommended per the 2012 IBC 1008.1.10 that panic and fire exit hardware be installed. This equipment was not required when the building was constructed. When a remodel occurs, it is suggested to comply with current code. It is recommended that this project be completed within 2-3 years. The estimate is based on one door that requires panic hardware.
ROOF REPLACEMENT

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 2-3 years to be consistent with the roofing program and the end of the warranty period.

BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
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<tbody>
<tr>
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<tr>
<td>Exterior Finish 1:</td>
<td>100 # Painted CMU</td>
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<tr>
<td>Exterior Finish 2:</td>
<td>0 #</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
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</tr>
<tr>
<td>Basement?</td>
<td>No</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>0 #</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>0 #</td>
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<tr>
<td>Construction Type:</td>
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<tr>
<td>IBC Construction Type:</td>
<td></td>
</tr>
<tr>
<td>Percent Fire Suppressed:</td>
<td>0 #</td>
</tr>
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</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$5,000</th>
<th>Project Construction Cost per Square Foot</th>
<th>$47.38</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$34,800</td>
<td>Total Facility Replacement Construction Cost</td>
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</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot</td>
<td>$200</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$39,800</td>
<td>FCNI:</td>
<td>24%</td>
</tr>
</tbody>
</table>
HAZMAT BUILDING
BUILDING REPORT

The Hazmat Building is a CMU structure designed for storage of materials deemed to be hazardous. It is a self-contained unit with a concrete slab-on-grade foundation and a single-ply membrane roofing system. The building has built-in spill containment.

PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Total Construction Cost for Priority 2 Projects: $2,240</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two to Four Years</td>
<td></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 are cleaning and sealing the concrete masonry units and caulking flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

| Project Index #: 3774EXT1 | Construction Cost $640 |

INTERIOR FINISHES

It is recommended to repair and seal the interior concrete block walls at least once in the 2-3 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.

| Project Index #: 3774INT1 | Construction Cost $640 |

ROOF REPLACEMENT

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 2-3 years to be consistent with the roofing program and the end of the warranty period.

| Project Index #: 3774EXT2 | Construction Cost $960 |
BUILDING INFORMATION:

Gross Area (square feet): 64
Year Constructed: 2000
Exterior Finish 1: 100 # Painted CMU
Exterior Finish 2: 0 #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 0 #
IBC Occupancy Type 2: 0 #
Construction Type:
IBC Construction Type:
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot</th>
<th>$35.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$2,240</td>
<td>Total Facility Replacement Construction Cost</td>
<td>$13,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot</td>
<td>$200</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$2,240</td>
<td>FCNI:</td>
<td>17%</td>
</tr>
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</table>
The HDSP Water Tank #3 is located on the south side of High Desert State Prison site. The tank is an above ground steel storage tank and has a 600,000 gallon capacity.

### PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Construction Cost for Priority 1 Projects: $12,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>GUARDRAIL INSTALLATION</td>
<td>Project Index #: 3225EXT2</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$12,000</td>
</tr>
</tbody>
</table>

The water tank is used to store water for fire protection. It is an AWWA D100 tank. 360° guardrails should be installed per NFPA 22 standards which designate the requirements for water tanks used for private fire protection. This project would provide for the purchase and installation of new guardrails to be located at the top of the water tank.

### PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Construction Cost for Priority 2 Projects: $23,590</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR FINISHES</td>
<td>Project Index #: 3225EXT1</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$18,590</td>
</tr>
</tbody>
</table>

It is important to maintain the finish, weather resistance and appearance of the water tank. This project would provide for the painting of the water tank and caulking of the joints to maintain it in a good, weather tight condition. It is recommended that this project be implemented in the next 2-3 years and is recommended on a cyclical basis based on environmental conditions.

<table>
<thead>
<tr>
<th>Project</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>INTERIOR FINISHES</td>
<td>Project Index #: 3225INT1</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$5,000</td>
</tr>
</tbody>
</table>

It is important to maintain water quality, quantity and the interior finish of the water tank. This project would include hiring certified divers or draining the tank to inspect and clean the interior walls, and to weld, sandblast and perform repairs and add protective coatings, if needed. It is important to follow all ANSI, NSF and AWWA approved ways to disinfect and repair water tanks. The standard recommendation is to conduct a comprehensive inspection inside the water tank every 5 years, except for newly constructed tanks. Newly constructed water tanks should be inspected within 10 years of service and every 5 years thereafter.
BUILDING INFORMATION:

Gross Area (square feet): 1,859
Year Constructed: 1998
Exterior Finish 1: 0 #
Exterior Finish 2: 0 #
Number of Levels (Floors): 0 Basement? No
IBC Occupancy Type 1: 0 #
IBC Occupancy Type 2: 0 #
Construction Type:
IBC Construction Type:

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $12,000 | Project Construction Cost per Square Foot | $19.14 |
| Priority Class 2: | $23,590 | Total Facility Replacement Construction Cost | $1,650,000 |
| Priority Class 3: | $0 | Facility Replacement Cost per Square Foot | $888 |
| Grand Total: | $35,590 | FCNI: | 2% |
The HDSP Water Tank #2 is located on the south west side of High Desert State Prison site. The tank is an above ground steel storage tank and has a 1.55 million gallon capacity.

### PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3224EXT2</td>
<td>$12,000</td>
<td>GUARDRAIL INSTALLATION</td>
</tr>
</tbody>
</table>

The water tank is used to store water for fire protection. It is an AWWA D100 tank. 360° guardrails should be installed per NFPA 22 standards which designate the requirements for water tanks used for private fire protection. This project would provide for the purchase and installation of new guardrails to be located at the top of the water tank.

### PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3224EXT1</td>
<td>$29,520</td>
<td>EXTERIOR FINISHES</td>
</tr>
</tbody>
</table>

It is important to maintain the finish, weather resistance and appearance of the water tank. This project would provide for the painting of the water tank and caulking of the joints to maintain it in a good, weather tight condition. It is recommended that this project be implemented in the next 2-3 years and is recommended on a cyclical basis based on environmental conditions.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3224INT1</td>
<td>$5,000</td>
<td>INTERIOR FINISHES</td>
</tr>
</tbody>
</table>

It is important to maintain water quality, quantity and the interior finish of the water tank. This project would include hiring certified divers or draining the tank to inspect and clean the interior walls, and to weld, sandblast and perform repairs and add protective coatings, if needed. It is important to follow all ANSI, NSF and AWWA approved ways to disinfect and repair water tanks. The standard recommendation is to conduct a comprehensive inspection inside the water tank every 5 years, except for newly constructed tanks. Newly constructed water tanks should be inspected within 10 years of service and every 5 years thereafter.
BUILDING INFORMATION:

Gross Area (square feet): 2,952
Year Constructed: 1998
Exterior Finish 1: 0 #
Exterior Finish 2: 0 #
Number of Levels (Floors): 0
IBC Occupancy Type 1: 0 #
IBC Occupancy Type 2: 0 #
Construction Type:
IBC Construction Type:
Basement? No

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$12,000</th>
<th>Project Construction Cost per Square Foot</th>
<th>$15.76</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$34,520</td>
<td>Total Facility Replacement Construction Cost</td>
<td>$4,262,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot</td>
<td>$1,444</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$46,520</td>
<td>FCNI: 1%</td>
<td></td>
</tr>
</tbody>
</table>
HDSP WATER TANK #1
BUILDING REPORT

The HDSP Water Tank #1 is located on the south west side of High Desert State Prison site. The tank is an above ground steel storage tank and has a 1.55 million gallon capacity.

PRIORITY CLASS 1 PROJECTS

GUARDRAIL INSTALLATION
The water tank is used to store water for fire protection. It is an AWWA D100 tank. 360° guardrails should be installed per NFPA 22 standards which designate the requirements for water tanks used for private fire protection. This project would provide for the purchase and installation of new guardrails to be located at the top of the water tank.

PRIORITY CLASS 2 PROJECTS

EXTERIOR FINISHES
It is important to maintain the finish, weather resistance and appearance of the water tank. This project would provide for the painting of the water tank and caulking of the joints to maintain it in a good, weather tight condition. It is recommended that this project be implemented in the next 2-3 years and is recommended on a cyclical basis based on environmental conditions.

INTERIOR FINISHES
It is important to maintain water quality, quantity and the interior finish of the water tank. This project would include hiring certified divers or draining the tank to inspect and clean the interior walls, and to weld, sandblast and perform repairs and add protective coatings, if needed. It is important to follow all ANSI, NSF and AWWA approved ways to disinfect and repair water tanks. The standard recommendation is to conduct a comprehensive inspection inside the water tank every 5 years, except for newly constructed tanks. Newly constructed water tanks should be inspected within 10 years of service and every 5 years thereafter.
BUILDING INFORMATION:

Gross Area (square feet): 2,952
Year Constructed: 1978
Exterior Finish 1: 0 #
Exterior Finish 2: 0 #
Number of Levels (Floors): 0  Basement? No
IBC Occupancy Type 1: 0 #
IBC Occupancy Type 2: 0 #
Construction Type: 
IBC Construction Type:
Percent Fire Suppressed: 0 #

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>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1</td>
<td>$12,000</td>
<td>$4,262,000</td>
</tr>
<tr>
<td>Priority Class 2</td>
<td>$59,040</td>
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<tr>
<td>Priority Class 3</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Grand Total</td>
<td>$71,040</td>
<td></td>
</tr>
</tbody>
</table>

FCNI: 2%
HOUSING UNIT #11
BUILDING REPORT

The Housing Unit #11 is constructed with tilt-up pre-cast concrete walls, a slab-on-grade foundation and a single-ply membrane roofing system. It has 168 cells, one (1) main security control room and is rated at 280 inmates.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $363,845

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
</table>

**ADA TABLE UPGRADE**

Per the United States Access Board and ICC ANSI-A117.1-2009, at least 5 percent of the seating spaces shall be, if fixed seating is provided, a loose seat or open space for a wheelchair. This project would provide funding to remove 3 of the fixed seats, which will allow access for wheelchairs.

**COMMUNICATIONS SYSTEM UPGRADE**

This building is equipped with a communications system that at the time of the survey was not working properly. The communications system provides paging, phone communications and communication to inmates. The communications system is an integral component of the notification and safety procedures for the inmates and staff. The system is problematic and replacement parts are no longer available. It is recommended that the communications system be upgraded.

**EXHAUST FAN INSTALLATION**

The mechanical room within the housing unit has plumbing fixtures and drains. Due to moisture in this room, the humidity is very high and there is an increase probability for indoor air quality concern. This project would provide for the purchase and installation of a new commercial grade exhaust fan and the assemblies and will include the connections to utilities.

**FIRE SUPPRESSION OBSTRUCTION INVESTIGATION**

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**FLOOR DRAIN REPAIR**

The floor drain in the building is clogged and water has pooled around it. The standing water will prematurely deteriorate the building components as well as create a slipping hazard. This project would provide for a licensed contractor to clear the drain and provide any necessary repairs to prevent future problems.

**ROOF HATCH REPLACEMENT**

The roof hatch is original to the building and has reached the end of its useful life. The compression spring operators do not function properly, the latches and handles are worn and the seals and flashing have deteriorated. A faulty roof hatch is a safety hazard to anyone accessing the roof. This project would provide for removal and disposal of the existing roof hatch and purchase and installation of a new roof hatch.
SPRINKLER HEAD REPLACEMENT

The existing fire suppression sprinkler heads are an older style and are susceptible to damage and misuse by the inmates. Inmates have tied strings to the sprinkler heads and have broken them in the past. This project recommends that all of the fire sprinkler heads in all cells be removed and replaced with a new state of the art tamper-resistant sprinkler heads.

Project Index #: 2948SFT1
Construction Cost $16,800

TDD INSTALLATION

The Housing Unit is not equipped with a TDD. In order to comply with ADA requirements it is recommended to install a TDD system in the Housing Unit. 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 references for this project.

Project Index #: 2948ADA2
Construction Cost $60,000

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $1,445,052

Necessary - Not Yet Critical Two to Four 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 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 be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2948EXT1
Construction Cost $516,090

INTERIOR FINISHES

This project would provide funding to maintain the interior of the building. Included in the cost is painting the walls and ceilings, sealing the exposed masonry, repairing cracks in the masonry and replacing grout and caulk as needed. An epoxy-based paint should be utilized in wet areas for durability. It is recommended that the interior of the building be painted, sealed and repaired in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2948INT1
Construction Cost $516,090

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

Project Index #: 2948ENR1
Construction Cost $412,872

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $2,429,116

Long-Term Needs Four to Ten Years

CELL DOORS, LOCKS AND CONTROLS REPLACEMENT

Housing Unit 11 was constructed in 2009. The cell doors, locks and controls are original to the building and have been problematic due to inmate abuse and age. This project would provide for installing new cell doors, locks and controls. A total of 168 doors were used for this estimate. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 2948SEC2
Construction Cost $421,875

CELL WATER CONTROL SYSTEMS REPLACEMENT

This building is equipped with cell water control systems that are outdated and should be scheduled for replacement. Problems exist with the current water control systems. It is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. It is recommended to replace the water control systems. This project includes the replacement of the water controllers, piping, valves, access panels and all connections to the existing utilities.

Project Index #: 2948PLM3
Construction Cost $504,000
COMPUTER WATER CONTROL SYSTEM REPLACEMENT
Project Index #: 2948PLM5
Construction Cost $50,000
This building is equipped with a computer water control system that is outdated and should be scheduled for replacement. Problems exist with the current computer water control system. It is increasingly difficult to find software updates and experienced repairmen to service the equipment. This project recommends the installation of a new computer water control system for the building. This system will monitor and control the water for all fixtures throughout the building. New electronic sensors will be installed on each water control system.

DOOR CONTROLS SYSTEM REPLACEMENT
Project Index #: 2948ELE2
Construction Cost $1,438,241
The control panel/inmate movement and control system in the housing unit is not working properly. The cell door indicator lights on the control panel are falsely representing the actual status of the cell doors. The officer sometimes cannot tell if the cell door is open or closed. This project would replace the existing secured door control system with a programmable logic controlled system using touch screens for actuation and door status. This project would replace the existing door control system and the outdated wiring. Removal and disposal of the existing equipment is included in this estimate.

SHOWER WATER CONTROL SYSTEMS REPLACEMENT
Project Index #: 2948PLM4
Construction Cost $15,000
This building is equipped with shower water control systems that are outdated and should be scheduled for replacement. Problems exist with the current shower water control systems. It is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. This project includes the replacement of the shower water controllers, piping, valves, access panels, shower heads and all connections to the existing utilities.

BUILDING INFORMATION:

Gross Area (square feet): 51,609
Year Constructed: 2009
Exterior Finish 1: 100 # Tilt-up Concrete
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: Tilt-up Concrete
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>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$363,845</td>
<td>$18,063,000</td>
<td>$350</td>
</tr>
<tr>
<td>2</td>
<td>$1,445,052</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>$2,429,116</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total</td>
<td>$4,238,013</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Project Construction Cost per Square Foot: $82.12
Total Facility Replacement Construction Cost: $18,063,000
Facility Replacement Cost per Square Foot: $350

FCNI: 23%
The Housing Unit #10 is constructed with tilt-up pre-cast concrete walls, a slab-on-grade foundation and a single-ply membrane roofing system. It has 168 cells, one (1) main security control room and is rated at 280 in mates.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Total Construction Cost for Priority 1 Projects:</th>
<th>$363,845</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Currently Critical</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>IMMEDIATE TO TWO YEARS</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>$3,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA TABLE UPGRADE</td>
<td>2947ADA1</td>
<td></td>
</tr>
</tbody>
</table>

Per the United States Access Board and ICC ANSI-A117.1-2009, at least 5 percent of the seating spaces shall be, if fixed seating is provided, a loose seat or open space for a wheelchair. This project would provide funding to remove 3 of the fixed seats, which will allow access for wheel chairs.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>$258,045</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMMUNICATIONS SYSTEM UPGRADE</td>
<td>2947SEC1</td>
<td></td>
</tr>
</tbody>
</table>

This building is equipped with a communications system that at the time of the survey was not working properly. The communications system provides paging, phone communications and communication to inmates. The communications system is an integral component of the notification and safety procedures for the inmates and staff. The system is problematic and replacement parts are no longer available. It is recommended that the communications system be upgraded.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>$10,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXHAUST FAN INSTALLATION</td>
<td>2947HVA1</td>
<td></td>
</tr>
</tbody>
</table>

The mechanical room within the housing unit has plumbing fixtures and drains. Due to moisture in this room, the humidity is very high and there is an increase probability for indoor air quality concern. This project would provide for the purchase and installation of a new commercial grade exhaust fan and the assemblies and will include the connections to utilities.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>$9,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIRE SUPPRESSION OBSTRUCTION INVESTIGATION</td>
<td>2947SFT2</td>
<td></td>
</tr>
</tbody>
</table>

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year 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>
<th>$2,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>FLOOR DRAIN REPAIR</td>
<td>2947PLM1</td>
<td></td>
</tr>
</tbody>
</table>

The floor drain in the building is clogged and water has pooled around it. The standing water will prematurely deteriorate the building components as well as create a slipping hazard. This project would provide for a licensed contractor to clear the drain and provide any necessary repairs to prevent future problems.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>$5,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROOF HATCH REPLACEMENT</td>
<td>2947SFT3</td>
<td></td>
</tr>
</tbody>
</table>
SPRINKLER HEAD REPLACEMENT

The existing fire suppression sprinkler heads are an older style and are susceptible to damage and misuse by the inmates. Inmates have tied strings to the sprinkler heads and have broken them in the past. This project recommends that all of the fire sprinkler heads in all cells be removed and replaced with a new state of the art tamper-resistant sprinkler heads.

Construction Cost $16,800

TDD INSTALLATION

The Housing Unit is not equipped with a TDD. In order to comply with ADA requirements it is recommended to install a TDD system in the Housing Unit. 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 references for this project.

Construction Cost $60,000

PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical Two to Four Years

Total Construction Cost for Priority 2 Projects: $1,445,052

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 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 be scheduled on a cyclical basis to maintain the integrity of the structure.

Construction Cost $516,090

INTERIOR FINISHES

This project would provide funding to maintain the interior of the building. Included in the cost is painting the walls and ceilings, sealing the exposed masonry, repairing cracks in the masonry and replacing grout and caulk as needed. An epoxy-based paint should be utilized in wet areas for durability. It is recommended that the interior of the building be painted, sealed and repaired in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Construction Cost $516,090

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

Construction Cost $412,872

PRIORITY CLASS 3 PROJECTS

Long-Term Needs Four to Ten Years

Total Construction Cost for Priority 3 Projects: $2,429,116

CELL DOORS, LOCKS AND CONTROLS REPLACEMENT

Housing Unit 10 was constructed in 2009. The cell doors, locks and controls are original to the building and have been problematic due to inmate abuse and age. This project would provide for installing new cell doors, locks and controls. A total of 168 doors were used for this estimate. Removal and disposal of the existing equipment is included in this estimate.

Construction Cost $421,875

CELL WATER CONTROL SYSTEMS REPLACEMENT

This building is equipped with cell water control systems that are outdated and should be scheduled for replacement. Problems exist with the current water control systems. It is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. It is recommended to replace the water control systems. This project includes the replacement of the water controllers, piping, valves, access panels and all connections to the existing utilities.

Construction Cost $504,000
COMPUTER WATER CONTROL SYSTEM REPLACEMENT

This building is equipped with a computer water control system that is outdated and should be scheduled for replacement. Problems exist with the current computer water control system. It is increasingly difficult to find software updates and experienced repairmen to service the equipment. This project recommends the installation of a new computer water control system for the building. This system will monitor and control the water for all fixtures throughout the building. New electronic sensors will be installed on each water control system.

DOOR CONTROLS SYSTEM REPLACEMENT

The control panel/ inmate movement and control system in the housing unit is not working properly. The cell door indicator lights on the control panel are falsely representing the actual status of the cell doors. The officer sometimes cannot tell if the cell door is open or closed. This project would replace the existing secured door control system with a programmable logic controlled system using touch screens for actuation and door status. This project would replace the existing door control system and the outdated wiring. Removal and disposal of the existing equipment is included in this estimate.

SHOWER WATER CONTROL SYSTEMS REPLACEMENT

This building is equipped with shower water control systems that are outdated and should be scheduled for replacement. Problems exist with the current shower water control systems. It is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. This project includes the replacement of the shower water controllers, piping, valves, access panels, shower heads and all connections to the existing utilities.

BUILDING INFORMATION:

Gross Area (square feet): 51,609
Year Constructed: 2009
Exterior Finish 1: 100 # Tilt-up Concrete
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: Tilt-up Concrete
IBC Construction Type: II-B
Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Priority Class Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$363,845</td>
<td>$82.12</td>
<td>$18,063,000</td>
<td>$350</td>
<td>23%</td>
</tr>
<tr>
<td>2</td>
<td>$1,445,052</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>$2,429,116</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total</td>
<td>$4,238,013</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The Housing Unit #12 is constructed with tilt-up pre-cast concrete walls, a slab-on-grade foundation and a single-ply membrane roofing system. It has 168 cells, one (1) main security control room and is rated at 280 inmates.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA TABLE UPGRADE</td>
<td>2946ADA1</td>
<td>$3,000</td>
<td>Per the United States Access Board and ICC ANSI-A117.1-2009, at least 5 percent of the seating spaces shall be, if fixed seating is provided, a loose seat or open space for a wheelchair. This project would provide funding to remove 3 of the fixed seats, which will allow access for wheel chairs.</td>
</tr>
<tr>
<td>COMMUNICATIONS SYSTEM UPGRADE</td>
<td>2946SEC1</td>
<td>$258,045</td>
<td>This building is equipped with a communications system that at the time of the survey was not working properly. The communications system provides paging, phone communications and communication to inmates. The communications system is an integral component of the notification and safety procedures for the inmates and staff. The system is problematic and replacement parts are no longer available. It is recommended that the communications system be upgraded.</td>
</tr>
<tr>
<td>EXHAUST FAN INSTALLATION</td>
<td>2946HVA1</td>
<td>$10,000</td>
<td>The mechanical room within the housing unit has plumbing fixtures and drains. Due to moisture in this room, the humidity is very high and there is an increase probability for indoor air quality concern. This project would provide for the purchase and installation of a new commercial grade exhaust fan and the assemblies and will include the connections to utilities.</td>
</tr>
<tr>
<td>FIRE SUPPRESSION OBSTRUCTION INVESTIGATION</td>
<td>2946SFT2</td>
<td>$9,000</td>
<td>This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.</td>
</tr>
<tr>
<td>FLOOR DRAIN REPAIR</td>
<td>2946PLM1</td>
<td>$2,000</td>
<td>The floor drain in the building is clogged and water has pooled around it. The standing water will prematurely deteriorate the building components as well as create a slipping hazard. This project would provide for a licensed contractor to clear the drain and provide any necessary repairs to prevent future problems.</td>
</tr>
<tr>
<td>ROOF HATCH REPLACEMENT</td>
<td>2946SFT3</td>
<td>$5,000</td>
<td>The roof hatch is original to the building and has reached the end of its useful life. The compression spring operators do not function properly, the latches and handles are worn and the seals and flashing have deteriorated. A faulty roof hatch is a safety hazard to anyone accessing the roof. This project would provide for removal and disposal of the existing roof hatch and purchase and installation of a new roof hatch.</td>
</tr>
</tbody>
</table>
SPRINKLER HEAD REPLACEMENT
The existing fire suppression sprinkler heads are an older style and are susceptible to damage and misuse by the inmates. Inmates have tied strings to the sprinkler heads and have broken them in the past. This project recommends that all of the fire sprinkler heads in all cells be removed and replaced with a new state of the art tamper-resistant sprinkler heads.

Project Index #: 2946SFT1
Construction Cost $16,800

TDD INSTALLATION
The Housing Unit is not equipped with a TDD. In order to comply with ADA requirements it is recommended to install a TDD system in the Housing Unit. 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 references for this project.

Project Index #: 2946ADA2
Construction Cost $60,000

PRIORITY CLASS 2 PROJECTS
Total Construction Cost for Priority 2 Projects: $1,445,052

Necessary - Not Yet Critical Two to Four 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 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 be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2946EXT1
Construction Cost $516,090

INTERIOR FINISHES
This project would provide funding to maintain the interior of the building. Included in the cost is painting the walls and ceilings, sealing the exposed masonry, repairing cracks in the masonry and replacing grout and caulk as needed. An epoxy-based paint should be utilized in wet areas for durability. It is recommended that the interior of the building be painted, sealed and repaired in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2946INT1
Construction Cost $516,090

LIGHTING UPGRADE
The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

Project Index #: 2946ENR1
Construction Cost $412,872

PRIORITY CLASS 3 PROJECTS
Total Construction Cost for Priority 3 Projects: $2,429,116

Long-Term Needs Four to Ten Years

CELL DOORS, LOCKS AND CONTROLS REPLACEMENT
Housing Unit 12 was constructed in 2008. The cell doors, locks and controls are original to the building and have been problematic due to inmate abuse and age. This project would provide for installing new cell doors, locks and controls. A total of 168 doors were used for this estimate. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 2946SEC2
Construction Cost $421,875

CELL WATER CONTROL SYSTEMS REPLACEMENT
This building is equipped with cell water control systems that are outdated and should be scheduled for replacement. Problems exist with the current water control systems. It is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. It is recommended to replace the water control systems. This project includes the replacement of the water controllers, piping, valves, access panels and all connections to the existing utilities.

Project Index #: 2946PLM3
Construction Cost $504,000
COMPUTER WATER CONTROL SYSTEM REPLACEMENT

This building is equipped with a computer water control system that is outdated and should be scheduled for replacement. Problems exist with the current computer water control system. It is increasingly difficult to find software updates and experienced repairmen to service the equipment. This project recommends the installation of a new computer water control system for the building. This system will monitor and control the water for all fixtures throughout the building. New electronic sensors will be installed on each water control system.

Project Index #: 2946PLM5
Construction Cost $50,000

DOOR CONTROLS SYSTEM REPLACEMENT

The control panel/ inmate movement and control system in the housing unit is not working properly. The cell door indicator lights on the control panel are falsely representing the actual status of the cell doors. The officer sometimes cannot tell if the cell door is open or closed. This project would replace the existing secured door control system with a programmable logic controlled system using touch screens for actuation and door status. This project would replace the existing door control system and the outdated wiring. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 2946ELE2
Construction Cost $1,438,241

SHOWER WATER CONTROL SYSTEMS REPLACEMENT

This building is equipped with shower water control systems that are outdated and should be scheduled for replacement. Problems exist with the current shower water control systems. It is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. This project includes the replacement of the shower water controllers, piping, valves, access panels, shower heads and all connections to the existing utilities.

Project Index #: 2946PLM4
Construction Cost $15,000

BUILDING INFORMATION:

- Gross Area (square feet): 52,096
- Year Constructed: 2008
- Exterior Finish 1: 100 # Tilt-up Concrete
- 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: Tilt-up Concrete
- IBC Construction Type: II-B
- Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $363,845
- Priority Class 2: $1,445,052
- Priority Class 3: $2,429,116
- Grand Total: $4,238,013
- Project Construction Cost per Square Foot $81.35
- Total Facility Replacement Construction Cost $18,234,000
- Facility Replacement Cost per Square Foot $350
- FCNI: 23%
HOUSING UNIT #9
BUILDING REPORT

The Housing Unit #9 is constructed with tilt-up pre-cast concrete walls, a slab-on-grade foundation and a single-ply membrane roofing system. It has 168 cells, one (1) main security control room and is rated at 280 inmates.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Priority Level</th>
<th>Project Description</th>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Immediate to Two Years</td>
<td>ADA TABLE UPGRADE&lt;br&gt;Per the United States Access Board and ICC ANSI-A117.1-2009, at least 5 percent of the seating spaces shall be, if fixed seating is provided, a loose seat or open space for a wheelchair. This project would provide funding to remove 3 of the fixed seats, which will allow access for wheel chairs.</td>
<td>2945ADA1</td>
<td>$3,000</td>
</tr>
<tr>
<td>Currently Critical</td>
<td>COMMUNICATIONS SYSTEM UPGRADE&lt;br&gt;This building is equipped with a communications system that at the time of the survey was not working properly. The communications system provides paging, phone communications and communication to inmates. The communications system is an integral component of the notification and safety procedures for the inmates and staff. The system is problematic and replacement parts are no longer available. It is recommended that the communications system be upgraded.</td>
<td>2945SEC1</td>
<td>$258,045</td>
</tr>
<tr>
<td>Immediate to Two Years</td>
<td>EXHAUST FAN INSTALLATION&lt;br&gt;The mechanical room within the housing unit has plumbing fixtures and drains. Due to moisture in this room, the humidity is very high and there is an increase probability for indoor air quality concern. This project would provide for the purchase and installation of a new commercial grade exhaust fan and the assemblies and will include the connections to utilities.</td>
<td>2945HVA1</td>
<td>$10,000</td>
</tr>
<tr>
<td>Currently Critical</td>
<td>FIRE SUPPRESSION OBSTRUCTION INVESTIGATION&lt;br&gt;This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.</td>
<td>2945SFT2</td>
<td>$9,000</td>
</tr>
<tr>
<td>Immediate to Two Years</td>
<td>FLOOR DRAIN REPAIR&lt;br&gt;The floor drain in the building is clogged and water has pooled around it. The standing water will prematurely deteriorate the building components as well as create a slipping hazard. This project would provide for a licensed contractor to clear the drain and provide any necessary repairs to prevent future problems.</td>
<td>2945PLM1</td>
<td>$2,000</td>
</tr>
<tr>
<td>Currently Critical</td>
<td>ROOF HATCH REPLACEMENT&lt;br&gt;The roof hatch is original to the building and has reached the end of its useful life. The compression spring operators do not function properly, the latches and handles are worn and the seals and flashing have deteriorated. A faulty roof hatch is a safety hazard to anyone accessing the roof. This project would provide for removal and disposal of the existing roof hatch and purchase and installation of a new roof hatch.</td>
<td>2945SFT3</td>
<td>$5,000</td>
</tr>
</tbody>
</table>
SPRINKLER HEAD REPLACEMENT
The existing fire suppression sprinkler heads are an older style and are susceptible to damage and misuse by the inmates. Inmates have tied strings to the sprinkler heads and have broken them in the past. This project recommends that all of the fire sprinkler heads in all cells be removed and replaced with a new state of the art tamper-resistant sprinkler heads.

Project Index #: 2945SFT1
Construction Cost $16,800

TDD INSTALLATION
The Housing Unit is not equipped with a TDD. In order to comply with ADA requirements it is recommended to install a TDD system in the Housing Unit. 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 references for this project.

Project Index #: 2945ADA2
Construction Cost $60,000

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $1,445,052

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 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 be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2945EXT1
Construction Cost $516,090

INTERIOR FINISHES
This project would provide funding to maintain the interior of the building. Included in the cost is painting the walls and ceilings, sealing the exposed masonry, repairing cracks in the masonry and replacing grout and caulk as needed. An epoxy-based paint should be utilized in wet areas for durability. It is recommended that the interior of the building be painted, sealed and repaired in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2945INT1
Construction Cost $516,090

LIGHTING UPGRADE
The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

Project Index #: 2945ENR1
Construction Cost $412,872

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $2,429,116

CELL DOORS, LOCKS AND CONTROLS REPLACEMENT
Housing Unit 9 was constructed in 2008. The cell doors, locks and controls are original to the building and have been problematic due to inmate abuse and age. This project would provide for installing new cell doors, locks and controls. A total of 168 doors were used for this estimate. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 2945SEC2
Construction Cost $421,875

CELL WATER CONTROL SYSTEMS REPLACEMENT
This building is equipped with cell water control systems that are outdated and should be scheduled for replacement. Problems exist with the current water control systems. It is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. It is recommended to replace the water control systems. This project includes the replacement of the water controllers, piping, valves, access panels and all connections to the existing utilities.

Project Index #: 2945PLM3
Construction Cost $504,000
COMPUTER WATER CONTROL SYSTEM REPLACEMENT

This building is equipped with a computer water control system that is outdated and should be scheduled for replacement. Problems exist with the current computer water control system. It is increasingly difficult to find software updates and experienced repairmen to service the equipment. This project recommends the installation of a new computer water control system for the building. This system will monitor and control the water for all fixtures throughout the building. New electronic sensors will be installed on each water control system.

DOOR CONTROLS SYSTEM REPLACEMENT

The control panel/inmate movement and control system in the housing unit is not working properly. The cell door indicator lights on the control panel are falsely representing the actual status of the cell doors. The officer sometimes cannot tell if the cell door is open or closed. This project would replace the existing secured door control system with a programmable logic controlled system using touch screens for actuation and door status. This project would replace the existing door control system and the outdated wiring. Removal and disposal of the existing equipment is included in this estimate.

SHOWER WATER CONTROL SYSTEMS REPLACEMENT

This building is equipped with shower water control systems that are outdated and should be scheduled for replacement. Problems exist with the current shower water control systems. It is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. This project includes the replacement of the shower water controllers, piping, valves, access panels, shower heads and all connections to the existing utilities.

BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>51,609</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>2008</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 #</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>0 #</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>2</td>
</tr>
<tr>
<td>Basement?</td>
<td>No</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100 #</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>0 #</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>II-B</td>
</tr>
<tr>
<td>Percent Fire Suppressed:</td>
<td>100 #</td>
</tr>
</tbody>
</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $363,845 |
| Priority Class 2: | $1,445,052 |
| Priority Class 3: | $2,429,116 |
| Grand Total:      | $4,238,013 |

Project Construction Cost per Square Foot: $82.12
Total Facility Replacement Construction Cost: $18,063,000
Facility Replacement Cost per Square Foot: $350
FCNI: 23%
The Prison Industries building is constructed of tilt-up pre-cast concrete walls, concrete floors, prefabricated steel roof trusses, metal decking and a single-ply membrane roof. The building is divided into 6 self-contained individual warehouses with self-leveling dock loaders and a small dining area for the inmates and staff. The building has full fire protection and has ADA compliant restrooms in all warehouse areas.

### PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 1 Projects: $532,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA UPGRADES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project Index #:</td>
<td>2507ADA2</td>
<td>$1,000</td>
</tr>
<tr>
<td>Construction Cost</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DUAL LEVEL DRINKING FOUNTAIN INSTALLATION</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project Index #:</td>
<td>2507ADA1</td>
<td>$12,000</td>
</tr>
<tr>
<td>Construction Cost</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FIRE ALARM SYSTEM REPLACEMENT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project Index #:</td>
<td>2507SFT2</td>
<td>$480,000</td>
</tr>
<tr>
<td>Construction Cost</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FIRE SUPPRESSION OBSTRUCTION INVESTIGATION</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project Index #:</td>
<td>2507SFT3</td>
<td>$9,000</td>
</tr>
<tr>
<td>Construction Cost</td>
<td></td>
<td></td>
</tr>
<tr>
<td>INSTALL EMERGENCY EGRESS LIGHTING</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project Index #:</td>
<td>2507SFT1</td>
<td>$30,000</td>
</tr>
<tr>
<td>Construction Cost</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due to this the system no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal’s requirements.

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.
### Priority Class 2 Projects

**Total Construction Cost for Priority 2 Projects:** $1,689,000  
**Necessary - Not Yet Critical**  
**Two to Four Years**

**Exterior Finishes**

- **Project Index #:** 2507EXT1  
- **Construction Cost:** $600,000

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 walls, painting the doors and 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 2-3 years and that this project be 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

**Interior Finishes**

- **Project Index #:** 2507INT1  
- **Construction Cost:** $600,000

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

**Lighting Upgrade**

- **Project Index #:** 2507ENR1  
- **Construction Cost:** $480,000

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

**Water Heater Replacement**

- **Project Index #:** 2507PLM0  
- **Construction Cost:** $9,000

There are six 30 gallon electric water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that new electric water heaters 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:** $2,520,000  
**Long-Term Needs**  
**Four to Ten Years**

**Electrical and Communications Upgrade**

- **Project Index #:** 2507ELE1  
- **Construction Cost:** $900,000

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

**HVAC Equipment Replacement**

- **Project Index #:** 2507HVA1  
- **Construction Cost:** $900,000

The air handlers, fan coils and related equipment are original to the building, dating back to 2004. The equipment has consistent problems and has reached its expected life span. This project recommends replacement of the air handlers, fan coils, ventilation equipment and exhaust fans. It is recommended that this project be implemented in the next 6-7 years to avoid possible failure and emergency funding for replacement.
ROOF REPLACEMENT

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 2004. It is recommended that this building be re-roofed in the next 6-7 years to be consistent with the roofing program and the end of the warranty period.

BUILDING INFORMATION:

- Gross Area (square feet): 60,000
- Year Constructed: 2004
- Exterior Finish 1: 100 # Painted Tilt-Up Conc
- 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: Tilt-Up Concrete and Steel
- IBC Construction Type: I-A
- Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1</td>
<td>$532,000</td>
<td>$79.02</td>
<td>$21,000,000</td>
<td>$350</td>
<td></td>
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<tr>
<td>Priority Class 2</td>
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</tr>
<tr>
<td>Priority Class 3</td>
<td>$2,520,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total</td>
<td>$4,741,000</td>
<td></td>
<td></td>
<td></td>
<td>23%</td>
</tr>
</tbody>
</table>
The Gymnasium is constructed of concrete masonry unit walls, steel roof trusses, metal decking and a single-ply membrane roof. The building is used for physical activities and contains a band room, storage rooms, ADA compliant restrooms and a gun post on the upper level. The building has full fire protection.

**PRIORITy CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $126,860

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2506SFT1</td>
<td>$900</td>
</tr>
<tr>
<td>2506SFT2</td>
<td>$116,960</td>
</tr>
<tr>
<td>2506SFT3</td>
<td>$9,000</td>
</tr>
</tbody>
</table>

**EMERGENCY EGRESS LIGHTING INSTALLATION**

There is no emergency egress lighting in the band room or in the barber/storage room areas. This project would provide for the purchase and installation of 2 emergency egress lights in these two rooms. Connections to existing utilities is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

**FIRE ALARM SYSTEM REPLACEMENT**

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due to this, the system no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal’s requirements.

**FIRE SUPPRESSION OBSTRUCTION INVESTIGATION**

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**PRIORITy CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects:** $633,210

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2506EXT1</td>
<td>$146,200</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 are cleaning and sealing the concrete walls, painting the doors and 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 2-3 years and that this project be 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.
INTERIOR FINISHES

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

JANITORS CLOSET REPAIRS

The mop sink in the Janitors Closet has several cracks in the concrete and is leaking. This could lead to mold growth if not addressed. This project would provide for a new fiberglass mop sink and FRP to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54” above the floor finish.

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

WATER HEATER REPLACEMENT

There is a 66 gallon electric 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 electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

WINDOW REPLACEMENT

The existing windows in this building are of double pane wire mesh construction. Some are broken and all are not energy efficient. This project would provide for the removal and replacement of the windows with new dual pane security rated windows.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $540,940

Long-Term Needs Four to Ten Years

HVAC EQUIPMENT REPLACEMENT

The air handlers, fan coils and related equipment are original to the building, dating back to 2004. The equipment has consistent problems and has reached its expected life span. This project recommends replacement of the air handlers, fan coils, ventilation equipment and exhaust fans. It is recommended that this project be implemented in the next 4-5 years to avoid possible failure and emergency funding for replacement.

ROOF REPLACEMENT

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 2004. It is recommended that this building be re-roofed in the next 7-8 years to be consistent with the roofing program and the end of the warranty period.
BUILDING INFORMATION:

Gross Area (square feet): 14,620

Year Constructed: 2004

Exterior Finish 1: 100 # Concrete Masonry U

Exterior Finish 2: 0 #

Number of Levels (Floors): 2 Basement? No

IBC Occupancy Type 1: 100 # A-3

IBC Occupancy Type 2: 0 #

Construction Type: Concrete Masonry and Steel

IBC Construction Type: II-A

Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
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<th>Project Construction Cost per Square Foot</th>
<th>$88.99</th>
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<td>Total Facility Replacement Construction Cost</td>
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<td>Priority Class 3:</td>
<td>$540,940</td>
<td>Facility Replacement Cost per Square Foot</td>
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<tr>
<td>Grand Total:</td>
<td>$1,301,010</td>
<td>FCNI: 25%</td>
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</tr>
</tbody>
</table>

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The Storage Building is located at the north side, outside of the secured area at High Desert State Prison. The building is 144 square feet, constructed of concrete masonry units, steel frame truss, and a single-ply membrane roof. The building is used for the supply of oil and grease for Motor Pool.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
<th>$2,880</th>
</tr>
</thead>
</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 sanding, priming, painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 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>2505EXT1</th>
<th>Construction Cost</th>
<th>$1,440</th>
</tr>
</thead>
</table>

**INTERIOR FINISHES**

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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 adequately prepared to receive the coating. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

- Gross Area (square feet): 144
- Year Constructed: 2002
- Exterior Finish 1: 100 # Precast Concrete
- 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: II-B

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- Priority Class 1: $0
- Priority Class 2: $2,880
- Priority Class 3: $0
- Grand Total: $2,880

- Project Construction Cost per Square Foot: $20.00
- Total Facility Replacement Construction Cost: $29,000
- Facility Replacement Cost per Square Foot: $200
- FCNI: 10%
WAREHOUSE/ MOTOR POOL

BUILDING REPORT

The Warehouse/ Motor Pool building is located on the north side of the prison, outside of the secured area of High Desert State Prison. The building is constructed of concrete masonry units, prefabricated steel trusses, metal decking and has a single-ply membrane roof. The interior of the building consists of a motor pool/ equipment service area on the west side and a receiving/ warehouse area on the east side. There is a loading dock for large trucks and a parking area for employees.

PRIORITY CLASS 1 PROJECTS

Currently Critical  Immediate to Two Years

Total Construction Cost for Priority 1 Projects:  $323,328

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Project Index #:  2178ADA1
Construction Cost  $8,000

This building contains two water fountains that are not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

FIRE ALARM SYSTEM REPLACEMENT

Project Index #:  2178SFT3
Construction Cost  $296,328

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due to this the system no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

FIRE SUPPRESSION OBSTRUCTION INVESTIGATION

Project Index #:  2178SFT4
Construction Cost  $9,000

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

LOADING DOCK

Project Index #:  2178SFT2
Construction Cost  $10,000

The Warehouse/ Motor Pool has a loading dock. The loading dock is used by large trucks and tractor trailers to back in for loading and unloading supplies needed for the High Desert State Prison. There are no wheel blocks installed to prevent the movement of trucks or trailers loading or unloading, per OSHA 1910.178(m)(7) requirements. The forklifts are battery operated. Per OSHA 1910.178(g)(2), the charging area for the forklifts do not provide an area for; flushing and neutralizing spilled electrolytes; for fire protection; for protecting charging apparatus; from damage by trucks, and for adequate ventilation for dispersal of fumes for gassing batteries. This project addresses the installation of blocks for the loading ramp, installation of two bollards to protect the battery charging/ flushing area in case of spills and provide adequate ventilation for dispersal of fumes for gassing batteries. This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.
PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $595,438

Necessary - Not Yet Critical Two to Four Years

EXHAUST FAN REPLACEMENT

The exhaust fans in the restrooms serving the Warehouse/ Motor Pool building were inoperative and/or damaged at the time of the survey. Due to building code requirements and excessive humidity concerns, this project would provide funding for the purchase and installation of high volume commercial exhaust fans.

Construction Cost: $1,500

Project Index #: 2178HVA3

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 are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

Construction Cost: $270,410

Project Index #: 2178EXT1

GFCI OUTLETS

The existing receptacles next to the drinking fountain and eye wash station are standard duplex receptacles. The 2011 NEC Code 210.8 require these locations to have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles.

Construction Cost: $800

Project Index #: 2178ELE1

JANITORS CLOSET REPAIRS

The mop sink in the Janitors Closet is mounted adjacent to CMU and is showing signs of water damage. This project would provide FRP to be installed on the CMU walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54” above the floor finish.

Construction Cost: $1,400

Project Index #: 2178INT2

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

Construction Cost: $296,328

Project Index #: 2178ENR1

WATER TREATMENT SYSTEM REPLACEMENT

The existing water softening/ treatment systems in the building are currently not operational. They are original to the building and approaching the end of their lifecycles. Failure of the equipment causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the replacement of the existing water softeners/ treatment systems with new equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost. For budgeting purposes, a $12,000 maintenance fee is suggested.

Construction Cost: $25,000

Project Index #: 2178PLM2
### Electrical and Communications Upgrade

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the building's electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

*Project Index #: 2178ELE2 |
*Construction Cost: $926,025

### HVAC Equipment Replacement

The existing HVAC system consists of ceiling mounted hydronic heaters, 8 packaged heat pumps, 10 swamp coolers and an Evapco cooling tower. The HVAC system was installed in 2002. The HVAC system is not energy efficient and has reached the end of its expected and useful life. This project would provide for installation of new HVAC equipment. The new systems shall be designed to significantly reduce utility usage in order to comply with the 2012 IECC and ASHRAE 90.1. This project includes removal and disposal of the existing HVAC system and all required connections to utilities.

*Project Index #: 2178HVA2 |
*Construction Cost: $926,025

### Interior Finishes

This project would provide funding to maintain the interior of the building. Included in the cost is painting the walls and ceilings, sealing the exposed masonry, repairing cracks in the masonry and replacing grout and caulk as needed. An epoxy-based paint should be utilized in wet areas for durability. It is recommended that the interior of the building be painted, sealed and repaired in the next 4-5 years and that this project be 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

*Project Index #: 2178INT1 |
*Construction Cost: $370,410

### Roof Replacement

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 2002. 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.

*Project Index #: 2178EXT2 |
*Construction Cost: $444,492

### Water Heater Replacement

There is a 50 gallon electric 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 8-9 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

*Project Index #: 2178PLM1 |
*Construction Cost: $1,500
BUILDING INFORMATION:

Gross Area (square feet): 37,041
Year Constructed: 2002
Exterior Finish 1: 100 # Natural Grey CMU
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 80 # S-1
IBC Occupancy Type 2: 20 # S-3
Construction Type: Concrete Masonry & Steel
IBC Construction Type: I-A
Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost</th>
<th>Total Facility Replacement Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$323,328</td>
<td>$11,112,000</td>
</tr>
<tr>
<td>2</td>
<td>$595,438</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>$2,668,452</td>
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<tr>
<td>Grand Total</td>
<td>$3,587,218</td>
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</table>

Project Construction Cost per Square Foot: $96.84
Facility Replacement Cost per Square Foot: $300
FCNI: 32%
TOWER #4
BUILDING REPORT

Tower #4 is located on the north side, outside of the secured area at High Desert State Prison. The guard tower is
constructed of precast concrete walls and has a concrete slab-on-grade foundation with a standing seam metal roofing
system.

PRIORIT Y CLASS 1 PROJECTS

Currently Critical

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>BACKFLOW PREVENTER REPLACEMENT</td>
<td>2177SFT4</td>
</tr>
</tbody>
</table>

There is a backflow preventer for the fire suppression system in the building. It is leaking and should be scheduled for
replacement. At the time of the survey the staff indicated they have rebuilt the backflow preventer several times,
however it continues to leak. This project would provide for replacing the backflow preventer by a licensed fire
suppression contractor.

FIRE ALARM SYSTEM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due
to this, the system no longer complies with current requirements. It is recommended that the system be upgraded to
current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 If the value of individual or
cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the
value of the building or structure at the commencement of the 12-month period, the building or structure must conform
to the requirements for a new building or structure. When completed, the new system will provide visual, as well as
audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal’s requirements.

FIRE SUPPRESSION OBSTRUCTION INVESTIGATION

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an
inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the
end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the
presence of foreign organic and inorganic material. It is recommended that this project be completed within the next
year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

PRIORIT Y CLASS 2 PROJECTS

Necessary - Not Yet Critical

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>DOORS, LOCKS AND CONTROLS REPLACEMENT</td>
<td>2177SEC1</td>
</tr>
</tbody>
</table>

Tower #4 was constructed in 2002. The doors, locks and controls are original to the building and have been problematic
due to age. This project would provide for installing new doors, locks and controls. Removal and disposal of the
existing equipment is included in this estimate.

EGRESS LIGHTING REPLACEMENT

There are older emergency egress lighting units in this building. These units have a finite lifespan, and this project
recommends their replacement with new egress lights, and to also provide additional lights on the main exit routes as
needed.
FLOORING REPLACEMENT

The VCT flooring in Tower #4 is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base.

Project Index #: 2177INT2
Construction Cost $4,095

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

Project Index #: 2177ENR1
Construction Cost $3,640

PEST CONTROL

There are numerous bird and rodent droppings throughout this building. Due to the potential risk of disease, this project provides for treatment and cleanup of the pigeon and rodent droppings by a licensed pest control business.

Project Index #: 2177ENV2
Construction Cost $1,000

WATER HEATER REPLACEMENT

There is an on-demand electric 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 on-demand electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 2177PLM1
Construction Cost $2,500

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $54,075

Long-Term Needs Four to Ten Years

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. The caulked joints in the concrete panels form much of the exterior surface of this building, and are uniformly deteriorated. The caulk should be removed and the joints should be re-caulked. The metal doors and window frames should be sanded and painted on a cyclical basis. This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

Project Index #: 2177EXT1
Construction Cost $4,550

HVAC EQUIPMENT REPLACEMENT

The HVAC unit was installed in 2002 and is not energy efficient. It has reached the end of its expected and useful life. This project would provide for the installation of a new HVAC unit and cleaning of the existing duct work and grilles. This project includes the removal and the disposal of the existing equipment and all required connections to the utilities.

Project Index #: 2177HVA1
Construction Cost $11,375

INTERIOR FINISHES

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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 adequately prepared to receive the coating. 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

Project Index #: 2177INT1
Construction Cost $4,550

WINDOW REPLACEMENT

The existing windows in this building are of single pane wire mesh construction. They are not energy efficient. This project would provide for the removal and replacement of the windows with new dual pane security rated windows.

Project Index #: 2177EXT2
Construction Cost $33,600
BUILDING INFORMATION:

Gross Area (square feet): 455
Year Constructed: 2002
Exterior Finish 1: 80 # Precast Concrete
Exterior Finish 2: 20 # Glass and Steel
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 100 # I-3
IBC Occupancy Type 2: #
Construction Type: Precast Concrete & Steel
IBC Construction Type: I-A
Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Construction Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
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<tbody>
<tr>
<td>Priority Class 1:</td>
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<td>$250.44</td>
<td>$455,000</td>
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<td>Priority Class 2:</td>
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<tr>
<td>Priority Class 3:</td>
<td>$54,075</td>
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<td>Grand Total:</td>
<td>$113,950</td>
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</tbody>
</table>
The Yard Tower is in the center of High Desert State Prison. The guard tower is a steel framed structure with insulated steel siding and a metal roof. The building is currently manned and is used to observe the prisoners in the center of the yard.

**PRIORITIY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project Title</th>
<th>Project Index #</th>
<th>Construction Cost</th>
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<tbody>
<tr>
<td>EXIT SIGN AND EGRESS LIGHTING UPGRADE</td>
<td>2176SFT4</td>
<td>$455</td>
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<tr>
<td>FIRE ALARM SYSTEM REPLACEMENT</td>
<td>2176SFT1</td>
<td>$3,640</td>
</tr>
<tr>
<td>FIRE SUPPRESSION OBSTRUCTION INVESTIGATION</td>
<td>2176SFT2</td>
<td>$9,000</td>
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**PRIORITIY CLASS 2 PROJECTS**

<table>
<thead>
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<th>Project Title</th>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>BACKFLOW PREVENTER REPLACEMENT</td>
<td>2176PLM2</td>
<td>$5,000</td>
</tr>
</tbody>
</table>
CONDENSER DUCTING
The condensing unit located on the middle level of the tower is missing the duct from the outside air intake louver to the condensing unit. This may be a cause for the overheating of the unit. This project would provide for replacing this missing duct and associated connections.
This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

DOORS, LOCKS AND CONTROLS REPLACEMENT
Yard Tower was constructed in 2000. The doors, locks and controls are original to the building and have been problematic due to age. This project would provide for installing new doors, locks and controls. Removal and disposal of the existing equipment is included in this estimate.

FLOORING REPLACEMENT
The VCT flooring in the tower is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6” base.

HVAC EQUIPMENT REPLACEMENT
The HVAC unit was installed in 2000 and is not energy efficient. It has reached the end of its expected and useful life. This project would provide for the installation of a new HVAC unit and cleaning of the existing duct work and grilles. This project includes the removal and the disposal of the existing equipment and all required connections to the utilities.

INSULATE BUILDING
The tower walls are structural steel with metal siding. The condenser for the cooling system is located inside on the middle level of the tower. During the summer months, the metal siding radiates heat and causes the cooling unit to trip off due to extreme temperatures. This project would provide for 4” thick foil faced rigid insulation to be installed on the inside of the guard tower to help minimize the heat gain on the interior of the guard tower.
This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

LIGHTING UPGRADE
The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

PEST CONTROL
There are numerous bird and rodent droppings throughout this building. Due to the potential risk of disease, this project provides for treatment and cleanup of the pigeon and rodent droppings by a licensed pest control business.

WATER HEATER REPLACEMENT
There is an on-demand electric 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 on-demand electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.
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, painting the metal panels and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended to paint the building in the next 4-5 years and that this project be 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

INTERIOR FINISHES

It is recommended to paint the interior walls and ceilings 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.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

SLIDING GLASS DOOR REPLACEMENT

The sliding glass door is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the sliding glass door assembly with a new door, frame and hardware. Removal and disposal of the existing door is included in this estimate.

WINDOW REPLACEMENT

The existing windows in this building are of single pane wire mesh construction. They are not energy efficient. This project would provide for the removal and replacement of the windows with new dual pane security rated windows.

BUILDING INFORMATION:

- Gross Area (square feet): 455
- Year Constructed: 2000
- Exterior Finish 1: 80 # Metal Siding
- Exterior Finish 2: 20 # Glass and Steel
- Number of Levels (Floors): 2
- Basement?: No
- IBC Occupancy Type 1: 100 # I-3
- IBC Occupancy Type 2: #
- Construction Type: Steel and Concrete
- IBC Construction Type: I-A
- Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $13,095
- Priority Class 2: $70,110
- Priority Class 3: $30,800
- Grand Total: $114,005

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<tr>
<th>Priority Class 1</th>
<th>Project Construction Cost per Square Foot</th>
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<td>Priority Class 2</td>
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<tr>
<td>Priority Class 3</td>
<td>Facility Replacement Cost per Square Foot</td>
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FCNI: 25%
The Housing Unit #5 is along the southeast secured side of High Desert State Prison. The building is constructed of tilt-up concrete walls, concrete floors at lower and upper levels, a concrete slab-on-grade foundation, prefabricated steel frame trusses, metal decking and has a single-ply membrane roof. The building is used to house inmates at the prison.

### PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Project Index #</th>
<th>Construction Cost</th>
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<tbody>
<tr>
<td>ADA SHOWER UPGRADE</td>
<td>2175ADA4</td>
<td>$75,000</td>
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<tr>
<td>ADA TABLE UPGRADE</td>
<td>2175ADA5</td>
<td>$3,000</td>
</tr>
<tr>
<td>COMMUNICATIONS SYSTEM UPGRADE</td>
<td>2175SEC1</td>
<td>$222,500</td>
</tr>
<tr>
<td>DUAL LEVEL DRINKING FOUNTAIN INSTALLATION</td>
<td>2175ADA3</td>
<td>$4,000</td>
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<tr>
<td>ELECTRICAL OUTLET &amp; CABLE UPGRADES</td>
<td>2175SFT4</td>
<td>$74,592</td>
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</tbody>
</table>

**Total Construction Cost for Priority 1 Projects:** $871,092

**Currently Critical**

**Immediate to Two Years**

ADA SHOWER UPGRADE

This project would provide for three ADA compliant stainless steel shower cabinets to be installed to provide shower facilities for the disabled. Included in this estimate is the installation of three stainless steel ADA compliant shower cabinet units complete with accessible plumbing fixtures, seats, etc. 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 references for this project.

ADA TABLE UPGRADE

Per the United States Access Board and ICC ANSI-A117.1-2009, at least 5 percent of the seating spaces shall be, if fixed seating is provided, a loose seat or open space for a wheelchair. This project would provide funding to remove 3 of the fixed seats, which will allow access for wheel chairs.

COMMUNICATIONS SYSTEM UPGRADE

This building is equipped with a communications system that at the time of the survey was not working properly. The communications system provides paging, phone communications and communication to inmates. The communications system is an integral component of the notification and safety procedures for the inmates and staff. The system is problematic and replacement parts are no longer available. It is recommended that the communications system be upgraded.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

ELECTRICAL OUTLET & CABLE UPGRADES

At the time of the survey the building had residential and commercial cover plates over the electrical outlets and coaxial wires. This poses a safety hazard allowing inmates to remove them and use them as weapons. This could be a safety hazard to inmates and guards. This project would provide for the installation of new security grade cover plates throughout the entire housing unit.
EVAPORATIVE COOLER REPLACEMENT

There is a guard stationed on the roof to look out onto the yard. They have one overhead swamp cooler to keep them cool in the warmer months. At the time of the survey the swamp cooler was not working. It is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

Construction Cost $4,000

EXHAUST FAN INSTALLATION

The mechanical room within the housing unit has plumbing fixtures and drains. Due to moisture in this room, the humidity is very high and there is an increase probability for indoor air quality concern. This project would provide for the purchase and installation of a new commercial grade exhaust fan and the assemblies and will include the connections to utilities.

Construction Cost $10,000

FIRE ALARM SYSTEM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due to this, the system no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal’s requirements.

Construction Cost $356,000

FIRE SUPPRESSION OBSTRUCTION INVESTIGATION

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Construction Cost $9,000

ROOF HATCH REPLACEMENT

The roof hatches are original to the building and have reached the end of their useful life. The compression spring operators do not function properly, the latches and handles are worn and the seals and flashing have deteriorated. A faulty roof hatch is a safety hazard to anyone accessing the roof. This project would provide for the removal and the disposal of the existing roof hatches and for the purchase and installation of new roof hatches.

Construction Cost $10,000

SPRINKLER HEAD REPLACEMENT

The existing fire suppression sprinkler heads are an older style and are susceptible to damage and misuse by the inmates. Inmates have tied strings to the sprinkler heads and have broken them in the past. This project recommends that all of the fire sprinkler heads in all cells be removed and replaced with a new state of the art tamper-resistant sprinkler heads.

Construction Cost $40,000

TDD INSTALLATION

The Housing Unit is not equipped with a TDD. In order to comply with ADA requirements it is recommended to install a TDD system in the Housing Unit. 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 references for this project.

Construction Cost $60,000
WALKWAY RAILING
The perimeter roof walkway guardrail is failing. The railing is loose or not attached and is posing a potential safety problem. This project recommends an assessment be performed by a Structural Engineer to determine the cause and provide a design solution. Future projects will be based on the design solution recommendation. This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

PRIORIT Y CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Project</th>
<th>Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 2 Projects</th>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
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</thead>
<tbody>
<tr>
<td>WALKWAY RAILING</td>
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<td>$3,000</td>
<td>$3,238,516</td>
<td>PRIORITY CLASS 2 PROJECTS</td>
<td>Necessary - Not Yet Critical</td>
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<tr>
<td>CELL DOORS, LOCKS AND CONTROLS REPLACEMENT</td>
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<td>$421,875</td>
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<td>CELL WATER CONTROL SYSTEMS REPLACEMENT</td>
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<td>$504,000</td>
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<tr>
<td>COMPUTER WATER CONTROL SYSTEM REPLACEMENT</td>
<td>2175PLM4</td>
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<td>DOOR CONTROLS SYSTEM REPLACEMENT</td>
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<tr>
<td>ELECTRICAL TRANSFORMER REPLACEMENT</td>
<td>2175ELE1</td>
<td>$5,000</td>
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</table>

[25-Aug-17]
INTERIOR FINISHES

This project would provide funding to maintain the interior of the building. Included in the cost is painting the walls and ceilings, sealing the exposed masonry, repairing cracks in the masonry and replacing grout and caulk as needed. An epoxy-based paint should be utilized in wet areas for durability. It is recommended that the interior of the building be painted, sealed and repaired in the next 2-3 years and that this project be 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

Project Index #: 2175INT1
Construction Cost: $445,000

JANITORS CLOSET REPAIRS

The mop sink in the Janitors Closet is mounted adjacent to CMU and is showing signs of water damage. This project would provide FRP to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54” above the floor finish.

Project Index #: 2175INT3
Construction Cost: $1,400

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

Project Index #: 2175ENR1
Construction Cost: $356,000

SHOWER WATER CONTROL SYSTEMS REPLACEMENT

This building is equipped with shower water control systems that are outdated and should be scheduled for replacement. Problems exist with the current shower water control systems. It is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. This project includes the replacement of the shower water controllers, piping, valves, access panels, shower heads and all connections to the existing utilities.

Project Index #: 2175PLM3
Construction Cost: $15,000

WATER HEATER REPLACEMENT

There are two 18 gallon electric water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that two new electric water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 2175PLM1
Construction Cost: $2,000

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $2,080,000

Long-Term Needs

Four to Ten Years

Project Index #: 2175EXT1
Construction Cost: $445,000

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. The caulked control joints in the CMU of the exterior surface of this building are uniformly deteriorated and should be removed and the joints re-caulked. The metal doors and window frames should be sanded and painted on a cyclical basis.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

Project Index #: 2175HVA2
Construction Cost: $667,500

HVAC EQUIPMENT REPLACEMENT

The air handlers, fan coils and related equipment are original to the building, dating back to 2002. The equipment has consistent problems and has reached its expected life span. This project recommends the replacement of all air handlers, fan coils, ventilation equipment and exhaust fans. It is recommended that this project be implemented in the next 4-5 years to avoid possible failure and emergency funding for replacement.
ROOF REPLACEMENT
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 2002. 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.

SHOWER UPGRADE
There are twelve shower stalls in the building that are showing signs of failure and should be scheduled for repair or replacement. This project would provide for twelve stainless steel shower cabinets to be installed to provide shower facilities for the housing units. Removal and disposal of the existing materials is included in the estimate.

BUILDING INFORMATION:

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<th>Parameter</th>
<th>Value</th>
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<td>Exterior Finish 2</td>
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<td>Basement?</td>
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<td>IBC Occupancy Type 1</td>
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<tr>
<td>IBC Occupancy Type 2</td>
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<tr>
<td>Construction Type</td>
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<td>IBC Construction Type</td>
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<td>Percent Fire Suppressed</td>
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PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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<th>Total Facility Replacement Construction Cost</th>
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<td>2</td>
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<td>3</td>
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HOUSING UNIT #6
BUILDING REPORT

The Housing Unit #6 is along the southeast secured side of High Desert State Prison. The building is constructed of tilt-up concrete walls, concrete floors at lower and upper levels, a concrete slab-on-grade foundation, prefabricated steel frame trusses, metal decking and has a single-ply membrane roof. The building is used to house inmates at the prison.

### PRIORITY CLASS 1 PROJECTS

**Total Construction Cost for Priority 1 Projects:** $871,092

**Currently Critical** | **Immediate to Two Years**

#### ADA SHOWER UPGRADE

Project Index #: 2174ADA4  
Construction Cost: $75,000

This project would provide for three ADA compliant stainless steel shower cabinets to be installed to provide shower facilities for the disabled. Included in this estimate is the installation of three stainless steel ADA compliant shower cabinet units complete with accessible plumbing fixtures, seats, etc. 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 references for this project.

#### ADA TABLE UPGRADE

Project Index #: 2174ADA1  
Construction Cost: $3,000

Per the United States Access Board and ICC ANSI-A117.1-2009, at least 5 percent of the seating spaces shall be, if fixed seating is provided, a loose seat or open space for a wheelchair. This project would provide funding to remove 3 of the fixed seats, which will allow access for wheel chairs.

#### COMMUNICATIONS SYSTEM UPGRADE

Project Index #: 2174SEC1  
Construction Cost: $222,500

This building is equipped with a communications system that at the time of the survey was not working properly. The communications system provides paging, phone communications and communication to inmates. The communications system is an integral component of the notification and safety procedures for the inmates and staff. The system is problematic and replacement parts are no longer available. It is recommended that the communications system be upgraded.

#### DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Project Index #: 2174ADA3  
Construction Cost: $4,000

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

#### ELECTRICAL OUTLET & CABLE UPGRADES

Project Index #: 2174SFT4  
Construction Cost: $74,592

At the time of the survey the building had residential and commercial cover plates over the electrical outlets and coaxial wires. This poses a safety hazard allowing inmates to remove them and use them as weapons. This could be a safety hazard to inmates and guards. This project would provide for the installation of new security grade cover plates throughout the entire housing unit.
EVAPORATIVE COOLER REPLACEMENT
There is a guard stationed on the roof to look out onto the yard. They have one overhead swamp cooler to keep them cool in the warmer months. At the time of the survey the swamp cooler was not working. It is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

EXHAUST FAN INSTALLATION
The mechanical room within the housing unit has plumbing fixtures and drains. Due to moisture in this room, the humidity is very high and there is an increase probability for indoor air quality concern. This project would provide for the purchase and installation of a new commercial grade exhaust fan and the assemblies and will include the connections to utilities.

FIRE ALARM SYSTEM REPLACEMENT
This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due to this, the system no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal’s requirements.

FIRE SUPPRESSION OBSTRUCTION INVESTIGATION
This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

ROOF HATCH REPLACEMENT
The roof hatches are original to the building and have reached the end of their useful life. The compression spring operators do not function properly, the latches and handles are worn and the seals and flashing have deteriorated. A faulty roof hatch is a safety hazard to anyone accessing the roof. This project would provide for the removal and the disposal of the existing roof hatches and for the purchase and installation of new roof hatches.

SPRINKLER HEAD REPLACEMENT
The existing fire suppression sprinkler heads are an older style and are susceptible to damage and misuse by the inmates. Inmates have tied strings to the sprinkler heads and have broken them in the past. This project recommends that all of the fire sprinkler heads in all cells be removed and replaced with a new state of the art tamper-resistant sprinkler heads.

TDD INSTALLATION
The Housing Unit is not equipped with a TDD. In order to comply with ADA requirements it is recommended to install a TDD system in the Housing Unit. 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 references for this project.
WALKWAY RAILING

The perimeter roof walkway guardrail is failing. The railing is loose or not attached and is posing a potential safety problem. This project recommends an assessment be performed by a Structural Engineer to determine the cause and provide a design solution. Future projects will be based on the design solution recommendation. This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $3,683,516

Necessary - Not Yet Critical Two to Four Years

CELL DOORS, LOCKS AND CONTROLS REPLACEMENT

The Housing Unit was constructed in 2002. The cell doors, locks and controls are original to the building and have been problematic due to inmate abuse and age. This project would provide for installing new cell doors, locks and controls. Removal and disposal of the existing equipment is included in this estimate.

CELL WATER CONTROL SYSTEMS REPLACEMENT

This building is equipped with cell water control systems that are outdated and should be scheduled for replacement. Problems exist with the current water control systems. It is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. It is recommended to replace the water control systems. This project includes the replacement of the water controllers, piping, valves, access panels and all connections to the existing utilities.

COMPUTER WATER CONTROL SYSTEM REPLACEMENT

This building is equipped with a computer water control system that is outdated and should be scheduled for replacement. Problems exist with the current computer water control system. It is increasingly difficult to find software updates and experienced repairmen to service the equipment. This project recommends the installation of a new computer water control system for the building. This system will monitor and control the water for all fixtures throughout the building. New electronic sensors will be installed on each water control system.

DOOR CONTROLS SYSTEM REPLACEMENT

The control panel/ inmate movement and control system in the housing unit is not working properly. The cell door indicator lights on the control panel are falsely representing the actual status of the cell doors. The officer sometimes cannot tell if the cell door is open or closed. This project would replace the existing secured door control system with a programmable logic controlled system using touch screens for actuation and door status. This project would replace the existing door control system and the outdated wiring. Removal and disposal of the existing equipment is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

ELECTRICAL TRANSFORMER REPLACEMENT

The 50 kVA electrical transformer that provides services to the building was damaged at the time of inspection and does not function properly. This project recommends replacing the electrical transformer.
EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. The caulked control joints in the CMU of the exterior surface of this building are uniformly deteriorated and should be removed and the joints re-caulked. The metal doors and window frames should be sanded and painted on a cyclical basis.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

INTERIOR FINISHES

This project would provide funding to maintain the interior of the building. Included in the cost is painting the walls and ceilings, sealing the exposed masonry, repairing cracks in the masonry and replacing grout and caulk as needed. An epoxy-based paint should be utilized in wet areas for durability. It is recommended that the interior of the building be painted, sealed and repaired in the next 2-3 years and that this project be 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

JANITORS CLOSET REPAIRS

The mop sink in the Janitors Closet is mounted adjacent to CMU and is showing signs of water damage. This project would provide FRP to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54” above the floor finish.

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

SHOWER WATER CONTROL SYSTEMS REPLACEMENT

This building is equipped with shower water control systems that are outdated and should be scheduled for replacement. Problems exist with the current shower water control systems. It is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. This project includes the replacement of the shower water controllers, piping, valves, access panels, shower heads and all connections to the existing utilities.

WATER HEATER REPLACEMENT

There are two 18 gallon electric water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that two new electric water heaters 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: $1,635,000

HVAC EQUIPMENT REPLACEMENT

The air handlers, fan coils and related equipment are original to the building, dating back to 2002. The equipment has consistent problems and has reached its expected life span. This project recommends the replacement of all air handlers, fan coils, ventilation equipment and exhaust fans. It is recommended that this project be implemented in the next 4-5 years to avoid possible failure and emergency funding for replacement.
ROOF REPLACEMENT
Project Index #: 2174EXT2
Construction Cost $667,500

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 2002. 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.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

SHOWER UPGRADE
Project Index #: 2174INT2
Construction Cost $300,000

There are twelve shower stalls in the building that are showing signs of failure and should be scheduled for repair or replacement. This project would provide for twelve stainless steel shower cabinets to be installed to provide shower facilities for the housing units. Removal and disposal of the existing materials is included in the estimate.

BUILDING INFORMATION:

- Gross Area (square feet): 44,500
- Year Constructed: 2002
- Exterior Finish 1: 100 # Tilt-Up Concrete
- Exterior Finish 2: #
- Number of Levels (Floors): 2
- Basement?: No
- IBC Occupancy Type 1: 100 # I-3
- IBC Occupancy Type 2: #
- Construction Type: Tilt-Up Concrete & Steel
- IBC Construction Type: II-A
- Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $871,092
- Priority Class 2: $3,683,516
- Priority Class 3: $1,635,000
- Grand Total: $6,189,608

- Project Construction Cost per Square Foot: $139.09
- Total Facility Replacement Construction Cost: $15,575,000
- Facility Replacement Cost per Square Foot: $350
- FCNI: 40%
HOUSING UNIT #7

BUILDING REPORT

The Housing Unit #7 is along the southeast secured side of High Desert State Prison. The building is constructed of tilt-up concrete walls, concrete floors at lower and upper levels, a concrete slab-on-grade foundation, prefabricated steel frame trusses, metal decking and has a single-ply membrane roof. The building is used to house inmates at the prison.

PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA SHOWER UPGRADE</td>
<td>2173ADA4</td>
<td>$75,000</td>
</tr>
<tr>
<td>ADA TABLE UPGRADE</td>
<td>2173ADA1</td>
<td>$3,000</td>
</tr>
<tr>
<td>COMMUNICATIONS SYSTEM UPGRADE</td>
<td>2173SEC1</td>
<td>$222,500</td>
</tr>
<tr>
<td>DUAL LEVEL DRINKING FOUNTAIN INSTALLATION</td>
<td>2173ADA3</td>
<td>$4,000</td>
</tr>
<tr>
<td>ELECTRICAL OUTLET &amp; CABLE UPGRADES</td>
<td>2173SFT4</td>
<td>$74,592</td>
</tr>
</tbody>
</table>

Total Construction Cost for Priority 1 Projects: $871,092
EVAPORATIVE COOLER REPLACEMENT

There is a guard stationed on the roof to look out onto the yard. They have one overhead swamp cooler to keep them cool in the warmer months. At the time of the survey the swamp cooler was not working. It is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

EXHAUST FAN INSTALLATION

The mechanical room within the housing unit has plumbing fixtures and drains. Due to moisture in this room, the humidity is very high and there is an increase probability for indoor air quality concern. This project would provide for the purchase and installation of a new commercial grade exhaust fan and the assemblies and will include the connections to utilities.

FIRE ALARM SYSTEM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due to this, the system no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal’s requirements.

FIRE SUPPRESSION OBSTRUCTION INVESTIGATION

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

ROOF HATCH REPLACEMENT

The roof hatches are original to the building and have reached the end of their useful life. The compression spring operators do not function properly, the latches and handles are worn and the seals and flashing have deteriorated. A faulty roof hatch is a safety hazard to anyone accessing the roof. This project would provide for the removal and the disposal of the existing roof hatches and for the purchase and installation of new roof hatches.

SPRINKLER HEAD REPLACEMENT

The existing fire suppression sprinkler heads are an older style and are susceptible to damage and misuse by the inmates. Inmates have tied strings to the sprinkler heads and have broken them in the past. This project recommends that all of the fire sprinkler heads in all cells be removed and replaced with a new state of the art tamper-resistant sprinkler heads.

TDD INSTALLATION

The Housing Unit is not equipped with a TDD. In order to comply with ADA requirements it is recommended to install a TDD system in the Housing Unit. 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 references for this project.
WALKWAY RAILING

The perimeter roof walkway guardrail is failing. The railing is loose or not attached and is posing a potential safety problem. This project recommends an assessment be performed by a Structural Engineer to determine the cause and provide a design solution. Future projects will be based on the design solution recommendation. This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $3,683,516

Necessary - Not Yet Critical Two to Four Years

CELL DOORS, LOCKS AND CONTROLS REPLACEMENT

The Housing Unit was constructed in 2002. The cell doors, locks and controls are original to the building and have been problematic due to inmate abuse and age. This project would provide for installing new cell doors, locks and controls. Removal and disposal of the existing equipment is included in this estimate.

CELL WATER CONTROL SYSTEMS REPLACEMENT

This building is equipped with cell water control systems that are outdated and should be scheduled for replacement. Problems exist with the current water control systems. It is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. It is recommended to replace the water control systems. This project includes the replacement of the water controllers, piping, valves, access panels and all connections to the existing utilities.

COMPUTER WATER CONTROL SYSTEM REPLACEMENT

This building is equipped with a computer water control system that is outdated and should be scheduled for replacement. Problems exist with the current computer water control system. It is increasingly difficult to find software updates and experienced repairmen to service the equipment. This project recommends the installation of a new computer water control system for the building. This system will monitor and control the water for all fixtures throughout the building. New electronic sensors will be installed on each water control system.

DOOR CONTROLS SYSTEM REPLACEMENT

The control panel/ inmate movement and control system in the housing unit is not working properly. The cell door indicator lights on the control panel are falsely representing the actual status of the cell doors. The officer sometimes cannot tell if the cell door is open or closed. This project would replace the existing secured door control system with a programmable logic controlled system using touch screens for actuation and door status. This project would replace the existing door control system and the outdated wiring. Removal and disposal of the existing equipment is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

ELECTRICAL TRANSFORMER REPLACEMENT

The 50 kVA electrical transformer that provides services to the building was damaged at the time of inspection and does not function properly. This project recommends replacing the electrical transformer.
EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. The caulked control joints in the CMU of the exterior surface of this building are uniformly deteriorated and should be removed and the joints re-caulked. The metal doors and window frames should be sanded and painted on a cyclical basis.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

INTERIOR FINISHES

This project would provide funding to maintain the interior of the building. Included in the cost is painting the walls and ceilings, sealing the exposed masonry, repairing cracks in the masonry and replacing grout and caulk as needed. An epoxy-based paint should be utilized in wet areas for durability. It is recommended that the interior of the building be painted, sealed and repaired in the next 2-3 years and that this project be 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

JANITORS CLOSET REPAIRS

The mop sink in the Janitors Closet is mounted adjacent to CMU and is showing signs of water damage. This project would provide FRP to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54” above the floor finish.

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

SHOWER WATER CONTROL SYSTEMS REPLACEMENT

This building is equipped with shower water control systems that are outdated and should be scheduled for replacement. Problems exist with the current shower water control systems. It is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. This project includes the replacement of the shower water controllers, piping, valves, access panels, shower heads and all connections to the existing utilities.

WATER HEATER REPLACEMENT

There are two 18 gallon electric water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that two new electric water heaters 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: $1,635,000

Long-Term Needs Four to Ten Years

HVAC EQUIPMENT REPLACEMENT

The air handlers, fan coils and related equipment are original to the building, dating back to 2002. The equipment has consistent problems and has reached its expected life span. This project recommends the replacement of all air handlers, fan coils, ventilation equipment and exhaust fans. It is recommended that this project be implemented in the next 4-5 years to avoid possible failure and emergency funding for replacement.
ROOF REPLACEMENT

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 2002. 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.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

SHOWER UPGRADE

There are twelve shower stalls in the building that are showing signs of failure and should be scheduled for repair or replacement. This project would provide for twelve stainless steel shower cabinets to be installed to provide shower facilities for the housing units. Removal and disposal of the existing materials is included in the estimate.

BUILDING INFORMATION:

Gross Area (square feet): 44,500
Year Constructed: 2002
Exterior Finish 1: 100 # Tilt-Up Concrete
Exterior Finish 2: #
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 100 # I-3
IBC Occupancy Type 2: #
Construction Type: Tilt-Up Concrete & Steel
IBC Construction Type: II-A
Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $871,092 | Project Construction Cost per Square Foot | $139.09 |
| Priority Class 2: | $3,683,516 | Total Facility Replacement Construction Cost | $15,575,000 |
| Priority Class 3: | $1,635,000 | Facility Replacement Cost per Square Foot | $350 |
| Grand Total: | $6,189,608 | FCNI: | 40% |

Project Index #: 2173EXT2
Construction Cost $667,500

Project Index #: 2173INT2
Construction Cost $300,000

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HOUSING UNIT #8
BUILDING REPORT

The Housing Unit #8 is along the southeast secured side of High Desert State Prison. The building is constructed of tilt-up concrete walls, concrete floors at lower and upper levels, a concrete slab-on-grade foundation, prefabricated steel frame trusses, metal decking and has a single-ply membrane roof. The building is used to house inmates at the prison.

PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Total Construction Cost for Priority 1 Projects: $871,092</th>
</tr>
</thead>
</table>

**ADA SHOWER UPGRADE**

This project would provide for three ADA compliant stainless steel shower cabinets to be installed to provide shower facilities for the disabled. Included in this estimate is the installation of three stainless steel ADA compliant shower cabinet units complete with accessible plumbing fixtures, seats, etc. 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 references for this project.

Project Index #: 2172ADA4
Construction Cost: $75,000

**ADA TABLE UPGRADE**

Per the United States Access Board and ICC ANSI-A117.1-2009, at least 5 percent of the seating spaces shall be, if fixed seating is provided, a loose seat or open space for a wheelchair. This project would provide funding to remove 3 of the fixed seats, which will allow access for wheel chairs.

Project Index #: 2172ADA1
Construction Cost: $3,000

**COMMUNICATIONS SYSTEM UPGRADE**

This building is equipped with a communications system that at the time of the survey was not working properly. The communications system provides paging, phone communications and communication to inmates. The communications system is an integral component of the notification and safety procedures for the inmates and staff. The system is problematic and replacement parts are no longer available. It is recommended that the communications system be upgraded.

Project Index #: 2172SEC1
Construction Cost: $222,500

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

Project Index #: 2172ADA3
Construction Cost: $4,000

**ELECTRICAL OUTLET & CABLE UPGRADES**

At the time of the survey the building had residential and commercial cover plates over the electrical outlets and coaxial wires. This poses a safety hazard allowing inmates to remove them and use them as weapons. This could be a safety hazard to inmates and guards. This project would provide for the installation of new security grade cover plates throughout the entire housing unit.

Project Index #: 2172SFT5
Construction Cost: $74,592
### EVAPORATIVE COOLER REPLACEMENT

There is a guard stationed on the roof to look out onto the yard. They have one overhead swamp cooler to keep them cool in the warmer months. At the time of the survey the swamp cooler was not working. It is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

**Project Index #: 2172HVA3**
**Construction Cost:** $4,000

### EXHAUST FAN INSTALLATION

The mechanical room within the housing unit has plumbing fixtures and drains. Due to moisture in this room, the humidity is very high and there is an increase probability for indoor air quality concern. This project would provide for the purchase and installation of a new commercial grade exhaust fan and the assemblies and will include the connections to utilities.

**Project Index #: 2172HVA1**
**Construction Cost:** $10,000

### FIRE ALARM SYSTEM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due to this, the system no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal’s requirements.

**Project Index #: 2172SFT4**
**Construction Cost:** $356,000

### FIRE SUPPRESSION OBSTRUCTION INVESTIGATION

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 2172SFT3**
**Construction Cost:** $9,000

### ROOF HATCH REPLACEMENT

The roof hatches are original to the building and have reached the end of their useful life. The compression spring operators do not function properly, the latches and handles are worn and the seals and flashing have deteriorated. A faulty roof hatch is a safety hazard to anyone accessing the roof. This project would provide for the removal and the disposal of the existing roof hatches and for the purchase and installation of new roof hatches.

**Project Index #: 2172SFT6**
**Construction Cost:** $10,000

### SPRINKLER HEAD REPLACEMENT

The existing fire suppression sprinkler heads are an older style and are susceptible to damage and misuse by the inmates. Inmates have tied strings to the sprinkler heads and have broken them in the past. This project recommends that all of the fire sprinkler heads in all cells be removed and replaced with a new state of the art tamper-resistant sprinkler heads.

**Project Index #: 2172SFT2**
**Construction Cost:** $40,000

### TDD INSTALLATION

The Housing Unit is not equipped with a TDD. In order to comply with ADA requirements it is recommended to install a TDD system in the Housing Unit. 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 references for this project.

**Project Index #: 2172ADA2**
**Construction Cost:** $60,000
WALKWAY RAILING

The perimeter roof walkway guardrail is failing. The railing is loose or not attached and is posing a potential safety problem. This project recommends an assessment be performed by a Structural Engineer to determine the cause and provide a design solution. Future projects will be based on the design solution recommendation. This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>CELL DOORS, LOCKS AND CONTROLS REPLACEMENT</td>
<td>2172SEC2</td>
<td>$421,875</td>
</tr>
</tbody>
</table>

The Housing Unit was constructed in 2002. The cell doors, locks and controls are original to the building and have been problematic due to inmate abuse and age. This project would provide for installing new cell doors, locks and controls. Removal and disposal of the existing equipment is included in this estimate.

<table>
<thead>
<tr>
<th>Description</th>
<th>Project Index #</th>
<th>Construction Cost</th>
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</thead>
<tbody>
<tr>
<td>CELL WATER CONTROL SYSTEMS REPLACEMENT</td>
<td>2172PLM2</td>
<td>$588,000</td>
</tr>
</tbody>
</table>

This building is equipped with cell water control systems that are outdated and should be scheduled for replacement. Problems exist with the current water control systems. It is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. It is recommended to replace the water control systems. This project includes the replacement of the water controllers, piping, valves, access panels and all connections to the existing utilities.

<table>
<thead>
<tr>
<th>Description</th>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMPUTER WATER CONTROL SYSTEM REPLACEMENT</td>
<td>2172PLM4</td>
<td>$50,000</td>
</tr>
</tbody>
</table>

This building is equipped with a computer water control system that is outdated and should be scheduled for replacement. Problems exist with the current computer water control system. It is increasingly difficult to find software updates and experienced repairmen to service the equipment. This project recommends the installation of a new computer water control system for the building. This system will monitor and control the water for all fixtures throughout the building. New electronic sensors will be installed on each water control system.

<table>
<thead>
<tr>
<th>Description</th>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELECTRICAL TRANSFORMER REPLACEMENT</td>
<td>2172ELE1</td>
<td>$5,000</td>
</tr>
</tbody>
</table>

The 50 kVA electrical transformer that provides services to the building was damaged at the time of inspection and does not function properly. This project recommends replacing the electrical transformer.

<table>
<thead>
<tr>
<th>Description</th>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR FINISHES</td>
<td>2172EXT1</td>
<td>$445,000</td>
</tr>
</tbody>
</table>

It is important to maintain the finish, weather resistance and appearance of the building. The caulked control joints in the CMU of the exterior surface of this building are uniformly deteriorated and should be removed and the joints re-caulked. The metal doors and window frames should be sanded and painted on a cyclical basis. This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

<table>
<thead>
<tr>
<th>Description</th>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>INTERIOR FINISHES</td>
<td>2172INT1</td>
<td>$445,000</td>
</tr>
</tbody>
</table>

This project would provide funding to maintain the interior of the building. Included in the cost is painting the walls and ceilings, sealing the exposed masonry, repairing cracks in the masonry and replacing grout and caulk as needed. An epoxy-based paint should be utilized in wet areas for durability. It is recommended that the interior of the building be painted, sealed and repaired in the next 2-3 years and that this project be 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.
JANITORS CLOSET REPAIRS  
Project Index #: 2172INT3  
Construction Cost $1,400  
The mop sink in the Janitors Closet is mounted adjacent to CMU and is showing signs of water damage. This project would provide FRP to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.

LIGHTING UPGRADE  
Project Index #: 2172ENR1  
Construction Cost $356,000  
The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

SHOWER WATER CONTROL SYSTEMS REPLACEMENT  
Project Index #: 2172PLM3  
Construction Cost $15,000  
This building is equipped with shower water control systems that are outdated and should be scheduled for replacement. Problems exist with the current shower water control systems. It is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. This project includes the replacement of the shower water controllers, piping, valves, access panels, shower heads and all connections to the existing utilities.

WATER HEATER REPLACEMENT  
Project Index #: 2172PLM1  
Construction Cost $2,000  
There are two 18 gallon electric water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that two new electric water heaters 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: $1,635,000  
Long-Term Needs Four to Ten Years  

HVAC EQUIPMENT REPLACEMENT  
Project Index #: 2172HVA2  
Construction Cost $667,500  
The air handlers, fan coils and related equipment are original to the building, dating back to 2002. The equipment has consistent problems and has reached its expected life span. This project recommends the replacement of all air handlers, fan coils, ventilation equipment and exhaust fans. It is recommended that this project be implemented in the next 4-5 years to avoid possible failure and emergency funding for replacement.

ROOF REPLACEMENT  
Project Index #: 2172EXT2  
Construction Cost $667,500  
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 2002. 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.  
This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

SHOWER UPGRADE  
Project Index #: 2172INT2  
Construction Cost $300,000  
There are twelve shower stalls in the building that are showing signs of failure and should be scheduled for repair or replacement. This project would provide for twelve stainless steel shower cabinets to be installed to provide shower facilities for the housing units. Removal and disposal of the existing materials is included in the estimate.
**BUILDING INFORMATION:**

- **Gross Area (square feet):** 44,500
- **Year Constructed:** 2002
- **Exterior Finish 1:** 100 # Tilt-Up Concrete
- **Exterior Finish 2:** #
- **Number of Levels (Floors):** 2
- **Basement?** No
- **IBC Occupancy Type 1:** 100 # I-3
- **IBC Occupancy Type 2:** #
- **Construction Type:** Tilt-Up Concrete & Steel
- **IBC Construction Type:** II-A
- **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>
<th>FCNI</th>
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</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$871,092</td>
<td>Project Construction Cost per Square Foot</td>
<td>$108.66</td>
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<tr>
<td>Priority Class 2:</td>
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<td>Total Facility Replacement Construction Cost</td>
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<tr>
<td>Priority Class 3:</td>
<td>$1,635,000</td>
<td>Facility Replacement Cost per Square Foot</td>
<td>$350</td>
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<tr>
<td>Grand Total:</td>
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<td>FCNI: 31%</td>
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</table>
TOWER #6
BUILDING REPORT

Tower #6 is located on the southeast side, outside of the secured area at High Desert State Prison. The building is constructed of precast concrete with a concrete slab-on-grade foundation and has a single-ply roofing system. The building is currently unmanned.

PRIORITY CLASS 1 PROJECTS

Currently Critical

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2104SFT4</td>
<td>$5,000</td>
<td>BACKFLOW PREVENTER REPLACEMENT</td>
</tr>
</tbody>
</table>

There is a backflow preventer for the fire suppression system in the building. It is leaking and should be scheduled for replacement. At the time of the survey the staff indicated they have rebuilt the backflow preventer several times, however it continues to leak. This project would provide for replacing the backflow preventer by a licensed fire suppression contractor.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2104SFT5</td>
<td>$1,000</td>
<td>EGRESS LIGHTING REPLACEMENT</td>
</tr>
</tbody>
</table>

There are older emergency egress lighting units in this building. These units have a finite lifespan, and this project recommends their replacement with new egress lights, and to also provide additional lights on the main exit routes and in individual rooms as needed.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2104SFT2</td>
<td>$3,640</td>
<td>FIRE ALARM SYSTEM REPLACEMENT</td>
</tr>
</tbody>
</table>

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due to this, the system no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2104SFT3</td>
<td>$9,000</td>
<td>FIRE SUPPRESSION OBSTRUCTION INVESTIGATION</td>
</tr>
</tbody>
</table>

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2104SEC1</td>
<td>$30,000</td>
<td>DOORS, LOCKS AND CONTROLS REPLACEMENT</td>
</tr>
</tbody>
</table>

Tower #6 was constructed in 2002. The doors, locks and controls are original to the building and have been problematic due to age. This project would provide for installing new doors, locks and controls. Removal and disposal of the existing equipment is included in this estimate.
EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. The caulked joints in the concrete panels, form much of the exterior surface of this building, and are uniformly deteriorated. The caulking should be removed and the joints should be re-caulked. The metal doors and window frames should be sanded and painted on a cyclical basis.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

FLOORING REPLACEMENT

The VCT flooring in the building is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base.

INTERIOR FINISHES

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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 adequately prepared to receive the coating. 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

ROOF REPLACEMENT

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 timeframe. 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 2002. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.

WATER HEATER REPLACEMENT

There is an on-demand electric 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 on-demand electric 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: $44,975

HVAC EQUIPMENT REPLACEMENT

The HVAC unit was installed in 2002 and is not energy efficient. It has reached the end of its expected and useful life. This project would provide for the installation of a new HVAC unit and cleaning of the existing duct work and grilles. This project includes the removal and the disposal of the existing equipment and all required connections to the utilities.
WINDOW REPLACEMENT

The existing windows in this building are of single pane wire mesh construction. They are not energy efficient. This project would provide for the removal and replacement of the windows with new dual pane security rated windows.

BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>455</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>2002</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>80  # Precast Concrete</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>20  # Glass and Aluminum</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>2</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100  # I-3</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>#</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>Precast Concrete &amp; Steel</td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td>II-A</td>
</tr>
<tr>
<td>Percent Fire Suppressed:</td>
<td>100  #</td>
</tr>
</tbody>
</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$18,640</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$260.24</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$54,795</td>
<td>Total Facility Replacement Construction Cost</td>
<td>$455,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$44,975</td>
<td>Facility Replacement Cost per Square Foot</td>
<td>$1,000</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$118,410</td>
<td>FCNI:</td>
<td>26%</td>
</tr>
</tbody>
</table>
TOWER #5
BUILDING REPORT

Tower #5 is located along the east fence line, outside of the secured area at High Desert State Prison. The building is constructed of precast concrete with a concrete slab-on-grade foundation and has a single-ply roofing system.

**PRIORITY CLASS 1 PROJECTS**

Current Projects

- **BACKFLOW PREVENTER REPLACEMENT**
  - There is a backflow preventer for the fire suppression system in the building. It is leaking and should be scheduled for replacement. At the time of the survey the staff indicated they have rebuilt the backflow preventer several times, however it continues to leak. This project would provide for replacing the backflow preventer by a licensed fire suppression contractor.
  - Project Index #: 2103SFT4
  - Construction Cost: $5,000

- **EGRESS LIGHTING REPLACEMENT**
  - There are older emergency egress lighting units in this building. These units have a finite lifespan, and this project recommends their replacement with new egress lights, and to also provide additional lights on the main exit routes and in individual rooms as needed.
  - Project Index #: 2103SFT5
  - Construction Cost: $1,000

- **FIRE ALARM SYSTEM REPLACEMENT**
  - This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due to this, the system no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.
  - Project Index #: 2103SFT2
  - Construction Cost: $3,640

- **FIRE SUPPRESSION OBSTRUCTION INVESTIGATION**
  - This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
  - Project Index #: 2103SFT3
  - Construction Cost: $9,000

**Total Construction Cost for Priority 1 Projects:** $18,640

**PRIORITY CLASS 2 PROJECTS**

Necessary - Not Yet Critical

- **DOORS, LOCKS AND CONTROLS REPLACEMENT**
  - Tower #5 was constructed in 2002. The doors, locks and controls are original to the building and have been problematic due to age. This project would provide for installing new doors, locks and controls. Removal and disposal of the existing equipment is included in this estimate.
  - Project Index #: 2103SEC1
  - Construction Cost: $30,000

**Total Construction Cost for Priority 2 Projects:** $55,795
**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. The caulked joints in the concrete panels, form much of the exterior surface of this building, and are uniformly deteriorated. The caulking should be removed and the joints should be re-caulked. The metal doors and window frames should be sanded and painted on a cyclical basis.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>2103EXT1</th>
<th>Construction Cost</th>
<th>$4,550</th>
</tr>
</thead>
</table>

**FLOORING REPLACEMENT**

The VCT flooring in the building is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6” base.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>2103INT2</th>
<th>Construction Cost</th>
<th>$4,095</th>
</tr>
</thead>
</table>

**INTERIOR FINISHES**

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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 adequately prepared to receive the coating. 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>2103INT1</th>
<th>Construction Cost</th>
<th>$4,550</th>
</tr>
</thead>
</table>

**LIGHTING UPGRADE**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>2103ENR1</th>
<th>Construction Cost</th>
<th>$3,640</th>
</tr>
</thead>
</table>

**PEST CONTROL**

There are numerous bird and rodent droppings throughout this building. Due to the potential risk of disease, this project provides for treatment and cleanup of the pigeon and rodent droppings by a licensed pest control business.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>2103ENV1</th>
<th>Construction Cost</th>
<th>$1,000</th>
</tr>
</thead>
</table>

**ROOF REPLACEMENT**

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 timeframe. 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 2002. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>2103EXT3</th>
<th>Construction Cost</th>
<th>$5,460</th>
</tr>
</thead>
</table>

**WATER HEATER REPLACEMENT**

There is an on-demand electric 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 on-demand electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

| Project Index # | 2103PLM1 | Construction Cost | $2,500 |
PRIORITY CLASS 3 PROJECTS

Long-Term Needs

Four to Ten Years

Total Construction Cost for Priority 3 Projects: $44,975

HVAC EQUIPMENT REPLACEMENT

Project Index #: 2103HVA1
Construction Cost $11,375

The HVAC unit was installed in 2002 and is not energy efficient. It has reached the end of its expected and useful life. This project would provide for the installation of a new HVAC unit and cleaning of the existing duct work and grilles. This project includes the removal and the disposal of the existing equipment and all required connections to the utilities.

WINDOW REPLACEMENT

Project Index #: 2103EXT2
Construction Cost $33,600

The existing windows in this building are of single pane wire mesh construction. They are not energy efficient. This project would provide for the removal and replacement of the windows with new dual pane security rated windows.

BUILDING INFORMATION:

Gross Area (square feet): 455
Year Constructed: 2002
Exterior Finish 1: 80 # Precast Concrete
Exterior Finish 2: 20 # Glass and Aluminum
Number of Levels (Floors): 2
Basement? No
IBC Occupancy Type 1: 100 # I-3
IBC Occupancy Type 2: #
Construction Type: Precast Concrete & Steel
IBC Construction Type: II-A
Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Construction Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1</td>
<td>$18,640</td>
<td>$262.44</td>
<td>$455,000</td>
<td>$1,000</td>
<td></td>
</tr>
<tr>
<td>Class 2</td>
<td>$55,795</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Class 3</td>
<td>$44,975</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand Total</td>
<td>$119,410</td>
<td></td>
<td></td>
<td></td>
<td>26%</td>
</tr>
</tbody>
</table>
TOWER #3
BUILDING REPORT

Tower #3 is in the northwest corner of High Desert State Prison. The guard tower is a steel framed structure on a concrete slab-on-grade foundation with steel siding and a metal roof. The building is currently manned and is used to observe the prisoners in the yard.

PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>BACKFLOW PREVENTER REPLACEMENT</td>
<td>Project Index #: 2102SFT3</td>
</tr>
<tr>
<td>Construction Cost: $5,000</td>
<td></td>
</tr>
<tr>
<td>There is a backflow preventer for the fire suppression system in the building. It is leaking and should be scheduled for replacement. At the time of the survey the staff indicated they have rebuilt the backflow preventer several times, however it continues to leak. This project would provide for replacing the backflow preventer by a licensed fire suppression contractor.</td>
<td></td>
</tr>
</tbody>
</table>

| EGRESS LIGHTING REPLACEMENT | Project Index #: 2102SFT4 |
| Construction Cost: $1,000 |
| There are older emergency egress lighting units in this building. These units have a finite lifespan, and this project recommends their replacement with new egress lights, and to also provide additional lights on the main exit routes and in individual rooms as needed. |

| FIRE ALARM SYSTEM REPLACEMENT | Project Index #: 2102SFT1 |
| Construction Cost: $3,640 |
| This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due to this, the system no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements. |

| FIRE SUPPRESSION OBSTRUCTION INVESTIGATION | Project Index #: 2102SFT2 |
| Construction Cost: $9,000 |
| This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. |
# PRIORITY CLASS 2 PROJECTS

**Total Construction Cost for Priority 2 Projects:** $61,710

**Necessary - Not Yet Critical**

**Two to Four Years**

### CONDENSER DUCTING

The condensing unit located in the middle level of the tower is missing the duct from the outside air intake louver to the condensing unit. This may be a cause for the overheating of the unit. This project would provide for replacing this missing duct and associated connections.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2102ENR2</td>
<td>$1,000</td>
</tr>
</tbody>
</table>

### DOORS, LOCKS AND CONTROLS REPLACEMENT

Tower #3 was constructed in 2000. The doors, locks and controls are original to the building and have been problematic due to age. This project would provide for installing new doors, locks and controls. Removal and disposal of the existing equipment is included in this estimate.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2102SEC1</td>
<td>$30,000</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, painting the metal panels and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended to paint the building in the next 2-3 years and that this project be 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2102EXT1</td>
<td>$4,550</td>
</tr>
</tbody>
</table>

### FLOORING REPLACEMENT

The VCT flooring in the tower is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6” base.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2102INT2</td>
<td>$4,095</td>
</tr>
</tbody>
</table>

### HVAC EQUIPMENT REPLACEMENT

The HVAC unit was installed in 2000 and is not energy efficient. It has reached the end of its expected and useful life. This project would provide for the installation of a new HVAC unit and cleaning of the existing duct work and grilles. This project includes the removal and the disposal of the existing equipment and all required connections to the utilities.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2102HVA1</td>
<td>$11,375</td>
</tr>
</tbody>
</table>

### INTERIOR FINISHES

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2102INT1</td>
<td>$4,550</td>
</tr>
</tbody>
</table>

### LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2102ENR3</td>
<td>$3,640</td>
</tr>
</tbody>
</table>
WATER HEATER REPLACEMENT

There is an on-demand electric 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 on-demand electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2102PLM1</td>
<td>$2,500</td>
</tr>
</tbody>
</table>

Total Construction Cost for Priority 3 Projects: $21,700

SLIDING GLASS DOOR REPLACEMENT

The sliding glass door is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the sliding glass door assembly with a new door, frame and hardware. Removal and disposal of the existing door is included in this estimate.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2102EXT3</td>
<td>$2,500</td>
</tr>
</tbody>
</table>

WINDOW REPLACEMENT

The existing windows in this building are of single pane wire mesh construction. They are not energy efficient. This project would provide for the removal and replacement of the windows with new dual pane security rated windows.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2102EXT2</td>
<td>$19,200</td>
</tr>
</tbody>
</table>

BUILDING INFORMATION:

- Gross Area (square feet): 455
- Year Constructed: 2000
- Exterior Finish 1: 80 Metal Siding
- Exterior Finish 2: 20 Glass and Aluminum
- Number of Levels (Floors): 2
- IBC Occupancy Type 1: 100 I-3
- IBC Occupancy Type 2: #
- Construction Type: Steel
- IBC Construction Type: II-A
- Percent Fire Suppressed: 100

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Construction Cost</th>
<th>Project Construction Cost per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$18,640</td>
<td>$224.29</td>
</tr>
<tr>
<td>2</td>
<td>$61,710</td>
<td>$455,000</td>
</tr>
<tr>
<td>3</td>
<td>$21,700</td>
<td>$1,000</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$102,050</td>
<td>FCNI: 22%</td>
</tr>
</tbody>
</table>
Tower #2 is located on the west (center) perimeter of High Desert State Prison. The guard tower is a steel framed structure on a concrete slab-on-grade foundation with uninsulated steel siding and a metal roof. The building is currently manned and is used to observe the prisoners in the yard.

<table>
<thead>
<tr>
<th>PRIORITY CLASS 1 PROJECTS</th>
<th>Total Construction Cost for Priority 1 Projects: $18,640</th>
</tr>
</thead>
<tbody>
<tr>
<td>Currently Critical</td>
<td>Immediate to Two Years</td>
</tr>
<tr>
<td>BACKFLOW PREVENTER REPLACEMENT</td>
<td>Project Index #: 2101SFT3</td>
</tr>
<tr>
<td></td>
<td>Construction Cost $5,000</td>
</tr>
<tr>
<td>EGRESS LIGHTING REPLACEMENT</td>
<td>Project Index #: 2101SFT4</td>
</tr>
<tr>
<td></td>
<td>Construction Cost $1,000</td>
</tr>
<tr>
<td>FIRE ALARM SYSTEM REPLACEMENT</td>
<td>Project Index #: 2101SFT1</td>
</tr>
<tr>
<td></td>
<td>Construction Cost $3,640</td>
</tr>
<tr>
<td>FIRE SUPPRESSION OBSTRUCTION INVESTIGATION</td>
<td>Project Index #: 2101SFT2</td>
</tr>
<tr>
<td></td>
<td>Construction Cost $9,000</td>
</tr>
</tbody>
</table>
PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical Two to Four Years

Total Construction Cost for Priority 2 Projects: $61,710

CONDENSER DUCTING

The condensing unit located in the middle level of the tower is missing the duct from the outside air intake louver to the condensing unit. This may be a cause for the overheating of the unit. This project would provide for replacing this missing duct and associated connections.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

DOORS, LOCKS AND CONTROLS REPLACEMENT

Tower #2 was constructed in 2000. The doors, locks and controls are original to the building and have been problematic due to age. This project would provide for installing new doors, locks and controls. Removal and disposal of the existing equipment is included in this estimate.

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, painting the metal panels and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended to paint the building in the next 2-3 years and that this project be 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

FLOORING REPLACEMENT

The VCT flooring in the tower is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6” base.

HVAC EQUIPMENT REPLACEMENT

The HVAC unit was installed in 2000 and is not energy efficient. It has reached the end of its expected and useful life. This project would provide for the installation of a new HVAC unit and cleaning of the existing duct work and grilles. This project includes the removal and the disposal of the existing equipment and all required connections to the utilities.

INTERIOR FINISHES

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
WATER HEATER REPLACEMENT

There is an on-demand electric 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 on-demand electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

Priorities Class 3 Projects

Project Index #: 2101PLM1
Construction Cost $2,500

Total Construction Cost for Priority 3 Projects: $21,700

SLIDING GLASS DOOR REPLACEMENT

The sliding glass door is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the sliding glass door assembly with a new door, frame and hardware. Removal and disposal of the existing door is included in this estimate.

Project Index #: 2101EXT3
Construction Cost $2,500

WINDOW REPLACEMENT

The existing windows in this building are of single pane wire mesh construction. They are not energy efficient. This project would provide for the removal and replacement of the windows with new dual pane security rated windows.

Project Index #: 2101EXT2
Construction Cost $19,200

Building Information:

- Gross Area (square feet): 455
- Year Constructed: 2000
- Exterior Finish 1: 80 # Metal Siding
- Exterior Finish 2: 20 # Glass and Aluminum
- Number of Levels (Floors): 2
- Basement? No
- IBC Occupancy Type 1: 100 # I-3
- IBC Occupancy Type 2: #
- Construction Type: Steel
- IBC Construction Type: II-A
- Percent Fire Suppressed: 100 #

Project Construction Cost Totals Summary:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Construction Cost per Square Foot</th>
<th>Project Construction Cost per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1</td>
<td>$18,640</td>
<td>$224.29</td>
</tr>
<tr>
<td>Priority Class 2</td>
<td>$61,710</td>
<td>$455,000</td>
</tr>
<tr>
<td>Priority Class 3</td>
<td>$21,700</td>
<td>$1,000</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$102,050</td>
<td></td>
</tr>
</tbody>
</table>

FCNI: 22%
TOWER #1
BUILDING REPORT

Tower #1 is located in the southwest corner of High Desert State Prison. The guard tower is a steel framed structure on a concrete slab-on-grade foundation with steel siding and a metal roof. The building is currently manned and observes the prisoners in the yard.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Total Construction Cost for Priority 1 Projects: $18,640</th>
</tr>
</thead>
</table>

**BACKFLOW PREVENTER REPLACEMENT**

Project Index #: 2100SFT3
Construction Cost: $5,000
There is a backflow preventer for the fire suppression system in the building. It is leaking and should be scheduled for replacement. At the time of the survey the staff indicated they have rebuilt the backflow preventer several times, however it continues to leak. This project would provide for replacing the backflow preventer by a licensed fire suppression contractor.

**EGRESS LIGHTING REPLACEMENT**

Project Index #: 2100SFT4
Construction Cost: $1,000
The building does not currently have exit signs and emergency egress lighting is insufficient. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC 2012 Chapter 10 was referenced for this project.

**FIRE ALARM SYSTEM REPLACEMENT**

Project Index #: 2100SFT1
Construction Cost: $3,640
This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due to this, the system no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

**FIRE SUPPRESSION OBSTRUCTION INVESTIGATION**

Project Index #: 2100SFT2
Construction Cost: $9,000
This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
### CONDENSER DUCTING

The condensing unit located in the middle level of the tower is missing the duct from the outside air intake louver to the condensing unit. This may be a cause for the overheating of the unit. This project would provide for replacing this missing duct and associated connections. This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2100ENR2</td>
<td>$1,000</td>
</tr>
</tbody>
</table>

### DOORS, LOCKS AND CONTROLS REPLACEMENT

Tower #1 was constructed in 2000. The doors, locks and controls are original to the building and have been problematic due to age. This project would provide for installing new doors, locks and controls. Removal and disposal of the existing equipment is included in this estimate.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2100SFT5</td>
<td>$30,000</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, painting the metal panels and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended to paint the building in the next 2-3 years and that this project be 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2100EXT0</td>
<td>$4,550</td>
</tr>
</tbody>
</table>

### FLOORING REPLACEMENT

The VCT flooring in the tower is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6” base.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2100INT2</td>
<td>$4,095</td>
</tr>
</tbody>
</table>

### HVAC EQUIPMENT REPLACEMENT

The HVAC unit was installed in 2000 and is not energy efficient. It has reached the end of its expected and useful life. This project would provide for the installation of a new HVAC unit and cleaning of the existing duct work and grilles. This project includes the removal and the disposal of the existing equipment and all required connections to the utilities.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2100HVA1</td>
<td>$11,375</td>
</tr>
</tbody>
</table>

### INTERIOR FINISHES

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2100INT1</td>
<td>$4,550</td>
</tr>
</tbody>
</table>

### LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2100ENR3</td>
<td>$3,640</td>
</tr>
</tbody>
</table>
WATER HEATER REPLACEMENT
There is an on-demand electric 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 on-demand electric 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: $21,700
Long-Term Needs Four to Ten Years

SLIDING GLASS DOOR REPLACEMENT
The sliding glass door is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the sliding glass door assembly with a new door, frame and hardware. Removal and disposal of the existing door is included in this estimate.

WINDOW REPLACEMENT
The existing windows in this building are of single pane wire mesh construction. They are not energy efficient. This project would provide for the removal and replacement of the windows with new dual pane security rated windows.

BUILDING INFORMATION:

Gross Area (square feet): 455
Year Constructed: 2000
Exterior Finish 1: 80 # Metal Siding
Exterior Finish 2: 20 # Glass and Aluminum
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 100 # I-3
IBC Occupancy Type 2:
Construction Type: Steel
IBC Construction Type: II-A
Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Construction Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1</td>
<td>$18,640</td>
<td>$224.29</td>
<td>$455,000</td>
<td>$1,000</td>
<td>22%</td>
</tr>
<tr>
<td>Priority Class 2</td>
<td>$61,710</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td>Priority Class 3</td>
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</tr>
<tr>
<td>Grand Total</td>
<td>$102,050</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

25-Aug-17
SECURITY/ ADMINISTRATION
BUILDING REPORT

The Security/ Administration building is located on the south side, outside of the secured area at High Desert State Prison. The building is constructed of concrete masonry units on a concrete slab-on-grade foundation with prefabricated steel trusses, metal decking and has a single-ply membrane roof. The building contains all of the security administration services as well as isolation cells for inmates. The main control room is located in the upper level of the building.

Priority Class 1 Projects

FIRE ALARM SYSTEM REPLACEMENT
This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due to this, the system no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

FIRE SUPPRESSION OBSTRUCTION INVESTIGATION
This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Priority Class 2 Projects

CELL DOORS, LOCKS AND CONTROLS REPLACEMENT
Security/ Administration was constructed in 2000. The cell doors, locks and controls are original to the building and have been problematic due to inmate abuse and age. This project would provide for installing new cell doors, locks and controls. A total square footage of 13,241 was used for this estimate. Removal and disposal of the existing equipment is included in this estimate.

DOORS CONTROL SYSTEM REPLACEMENT
The control panel/ inmate movement and control system in the Security/ Administration is not working properly. The cell door indicator lights on the control panel are falsely representing the actual status of the cell doors. The officer sometimes cannot tell if the cell door is open or closed. This project would replace the existing secured door control system with a programmable logic controlled system using touch screens for actuation and door status. This project would replace the existing door control system and the outdated wiring. Removal and disposal of the existing equipment is included in this estimate.
ELECTRICAL AND COMMUNICATIONS UPGRADE

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the building's electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches, and receptacles are at their limit. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

Project Index #: 2099ELE2
Construction Cost $331,025

ELECTRICAL TRANSFORMER REPLACEMENT

The 45 kVA electrical transformer that provides services to the building was damaged at the time of inspection and does not function properly. This project recommends replacing the electrical transformer.

Project Index #: 2099ELE1
Construction Cost $5,000

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 are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

Project Index #: 2099EXT1
Construction Cost $132,410

HVAC EQUIPMENT REPLACEMENT

The air handlers, fan coils and related equipment are original to the building, dating back to 2000. The equipment has consistent problems and has reached its expected life span. This project recommends replacement of the air handlers, fan coils, ventilation equipment, and exhaust fans. It is recommended that this project be implemented in the next 2-3 years to avoid possible failure and emergency funding for replacement.

Project Index #: 2099HVA1
Construction Cost $198,615

INTERIOR FINISHES

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

Project Index #: 2099INT1
Construction Cost $132,410

JANITORS CLOSET REPAIRS

The mop sink in the Janitors Closet is mounted adjacent to CMU and is showing signs of water damage. This project would provide FRP to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54” above the floor finish.

Project Index #: 2099INT2
Construction Cost $1,400

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

Project Index #: 2099ENR1
Construction Cost $105,928
ROOF REPLACEMENT

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 2-3 years to be consistent with the roofing program and the end of the warranty period.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $1,500

WATER HEATER REPLACEMENT

There is a 50 gallon electric 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 4-5 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 13,241
Year Constructed: 2000
Exterior Finish 1: 80 # Natural Grey CMU
Exterior Finish 2: 20 # Glass and Steel
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 100 # B
IBC Occupancy Type 2: #
Construction Type: Concrete Masonry & Steel
IBC Construction Type: II-A
Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $114,928 Project Construction Cost per Square Foot $133.78
Priority Class 2: $1,654,905 Total Facility Replacement Construction Cost $4,634,000
Priority Class 3: $1,500 Facility Replacement Cost per Square Foot $350
Grand Total: $1,771,333 FCNI: 38%

Project Index #: 2099LGT1 Construction Cost $198,615
Project Index #: 2099PLM1 Construction Cost $1,500

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The Armory/Emergency Response building is located on the southeast side, outside of the secured area at High Desert State Prison. The building is constructed of concrete masonry units, a concrete slab-on-grade foundation, prefabricated steel frame trusses, and a single-ply membrane roof. The building is no longer used for canine activities and housing. The building is now being used for mail services in this area. The Armory is still housed in the east end of this building.

<table>
<thead>
<tr>
<th>Priority Class 1 Projects</th>
<th>Total Construction Cost for Priority 1 Projects: $127,840</th>
</tr>
</thead>
<tbody>
<tr>
<td>Currently Critical</td>
<td>Immediate to Two Years</td>
</tr>
<tr>
<td>Backflow Preventer Replacement</td>
<td>2098SFT3</td>
</tr>
<tr>
<td>Break Room Remodel</td>
<td>2098ADA1</td>
</tr>
<tr>
<td>Fire Alarm System Replacement</td>
<td>2098SFT2</td>
</tr>
<tr>
<td>Fire Suppression Obstruction Investigation</td>
<td>2098SFT4</td>
</tr>
</tbody>
</table>

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
HVAC EQUIPMENT REPLACEMENT
The air handlers, fan coils and related HVAC equipment are original to the building, dating back to 2000. At the time of the survey the HVAC equipment was not working and the staff had indicated that it was very problematic and they had abandon the system and installed a mini split for the office location within the building. The equipment has reached its expected life span. This project recommends replacement of all the air handlers, fan coils, ventilation and related HVAC equipment and exhaust fans. It is recommended that this project be implemented in the next year.

Project Index #: 2098HVA1
Construction Cost $46,600

WATER TREATMENT SYSTEM REPLACEMENT
The existing water softening/ treatment systems in the building are currently not operational. They are original to the building and approaching the end of their lifecycles. Failure of the equipment causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the replacement of the existing water softeners/ treatment systems with new equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost. For budgeting purposes, a $12,000 maintenance fee is suggested.

Project Index #: 2098PLM2
Construction Cost $25,000

PRIORITY CLASS 2 PROJECTS

ELECTRICAL AND COMMUNICATIONS UPGRADE
This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

Project Index #: 2098ELE2
Construction Cost $85,125

ELECTRICAL TRANSFORMER REPLACEMENT
The 30 kVA electrical transformer that provides services to the building was damaged at the time of inspection and does not function properly. This project recommends replacing the electrical transformer.

Project Index #: 2098ELE1
Construction Cost $5,000

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 are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

Project Index #: 2098EXT2
Construction Cost $34,050

INTERIOR FINISHES
It is recommended that the interior walls and floors be painted or sealed at least once in the next 2-3 years. Prior to painting or sealing, 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

Project Index #: 2098INT1
Construction Cost $34,050
ROOF REPLACEMENT

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 2-3 years to be consistent with the roofing program and the end of the warranty period.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $1,500

Long-Term Needs Four to Ten Years

WATER HEATER REPLACEMENT

There is a 50 gallon electric 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 4-5 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 3,405
Year Constructed: 2000
Exterior Finish 1: 100 # Natural Grey CMU
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # B
IBC Occupancy Type 2: #
Construction Type: Concrete Masonry & Steel
IBC Construction Type: II-A
Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $127,840 Project Construction Cost per Square Foot: $99.45
Priority Class 2: $209,300 Total Facility Replacement Construction Cost: $1,022,000
Priority Class 3: $1,500 Facility Replacement Cost per Square Foot: $300
Grand Total: $338,640 FCNI: 33%

Project Index #: 2098EXT3
Construction Cost: $51,075

Project Index #: 2098PLM1
Construction Cost: $1,500
The Maintenance/ Central Plant building is located on the north side of the site, outside of the secured area at High Desert State Prison. The building is constructed of concrete masonry units, a slab-on-grade concrete foundation, prefabricated steel frame trusses and a single-ply membrane roof. The building contains most of the mechanical equipment required to run the entire prison including the boilers, cooling towers, emergency generators, equipment storage, and offices for maintenance personnel.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELECTRICAL AND COMMUNICATIONS UPGRADE</td>
<td></td>
<td>2097ELE2</td>
<td>$753,775</td>
</tr>
<tr>
<td>This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**FIRE ALARM SYSTEM REPLACEMENT**

<table>
<thead>
<tr>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>$241,208</td>
</tr>
<tr>
<td>Project Index #: 2097SFT4</td>
</tr>
<tr>
<td>This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due to this, the system no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.</td>
</tr>
</tbody>
</table>

**FIRE SUPPRESSION OBSTRUCTION INVESTIGATION**

<table>
<thead>
<tr>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>$9,000</td>
</tr>
<tr>
<td>Project Index #: 2097SFT1</td>
</tr>
<tr>
<td>This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.</td>
</tr>
</tbody>
</table>

**PANIC HARDWARE IN ELECTRICAL ROOMS**

<table>
<thead>
<tr>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>$3,000</td>
</tr>
<tr>
<td>Project Index #: 2097SFT2</td>
</tr>
<tr>
<td>The electrical room with the uninterruptable power supply contains equipment that meets or exceeds 1,200 amps. It is recommended per the 2012 IBC 1008.1.10 that panic and fire exit hardware be installed. This equipment was not required when the building was constructed in 2000. When a remodel occurs, it is suggested to comply with current code. It is recommended that this project be completed within the next year. The estimate is based on one door that requires panic hardware.</td>
</tr>
</tbody>
</table>
PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $2,404,393

Necessary - Not Yet Critical  Two to Four Years

BOILER BURNER REPLACEMENT

Project Index #: 2097HVA2
Construction Cost $670,000

The burners on the boilers were not working correctly at the time of the survey. This project recommends replacing all 6 boiler burners with energy-efficient boiler burners. This project would provide for the labor and materials to install 6 new boiler burners.

ENERGY MANAGEMENT SYSTEM INSTALLATION

Project Index #: 2097ENR2
Construction Cost $30,000

The Snider energy management system is original to the building and should be scheduled for replacement. Replacement parts for performing routine and emergency maintenance are not made any more. The system has had numerous failures and the staff no longer has some monitoring capabilities. In a facility of this type, it is imperative that the conditioned spaces are properly controlled at all times. This project would provide for the removal and disposal of the existing energy management system and replacement with new equipment including all required connections to utilities and equipment.

EXPANSION TANKS

Project Index #: 2097PLM1
Construction Cost $350,000

The expansion tanks in the Central Plant Boiler Room are undersized for the system which has ruptured the bladders and blown out pump seals. They were not operational at the time of survey. The system was designed to have an acceptance volume/gallon of 3,964. The existing tanks are Wassels model number NLA7500 which has an acceptance volume/gallon number 1980. This project would provide for two expansion tanks, Wassels model number NLA-15000. This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

EXTERIOR FINISHES

Project Index #: 2097EXT0
Construction Cost $301,510

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 and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

INTERIOR FINISHES

Project Index #: 2097INT3
Construction Cost $301,510

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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. This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

JANITORS CLOSET REPAIRS

Project Index #: 2097INT2
Construction Cost $1,400

The mop sink in the Janitors Closet is mounted adjacent to CMU and is showing signs of water damage. This project would provide FRP to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54” above the floor finish.
### LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2097ENR1</td>
<td>$241,208</td>
</tr>
</tbody>
</table>

### ROOF REPLACEMENT

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 2-3 years to be consistent with the roofing program and the end of the warranty period.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2097EXT2</td>
<td>$452,265</td>
</tr>
</tbody>
</table>

### VARIABLE FREQUENCY DRIVE REPLACEMENT

The Variable Frequency Drives (VLT 6000) for the hot water drives have been disabled. Staff reports that the hot water VFD's have been problematic and have purposely been by-passed from the HVAC system. This project would provide for purchase and installation of the VFD's for the hot water drives.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2097HVA1</td>
<td>$35,000</td>
</tr>
</tbody>
</table>

### WATER HEATER REPLACEMENT

There is a 30 gallon electric 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 electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2097PLM3</td>
<td>$1,500</td>
</tr>
</tbody>
</table>

### WATER TREATMENT SYSTEM REPLACEMENT

The existing water softening/ treatment systems in the building are currently not operational. They are original to the building and approaching the end of their lifecycles. Failure of the equipment causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the replacement of the existing water softeners/ treatment systems with new equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost. For budgeting purposes, a $12,000 maintenance fee is suggested.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2097PLM2</td>
<td>$20,000</td>
</tr>
</tbody>
</table>

### PRIORITY CLASS 3 PROJECTS

**Total Construction Cost for Priority 3 Projects:** $452,265

### HVAC EQUIPMENT REPLACEMENT

The air handlers, fan coils and related equipment are original to the building, dating back to 2000. The equipment has consistent problems and has reached its expected life span. This project recommends replacement of the air handlers, fan coils, ventilation equipment and exhaust fans. It is recommended that this project be implemented in the next 2-3 years to avoid possible failure and emergency funding for replacement.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2097HVA3</td>
<td>$452,265</td>
</tr>
</tbody>
</table>
BUILDING INFORMATION:

Gross Area (square feet): 30,151
Year Constructed: 2000
Exterior Finish 1: 90 # Natural Grey CMU
Exterior Finish 2: 10 # Doors and Louvers
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 40 # B
IBC Occupancy Type 2: 60 # S-2
Construction Type: Concrete Masonry & Steel
IBC Construction Type: II-A
Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$1,006,983</th>
<th>Project Construction Cost per Square Foot $128.14</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$2,404,393</td>
<td>Total Facility Replacement Construction Cost $11,307,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$452,265</td>
<td>Facility Replacement Cost per Square Foot $375</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$3,863,641</td>
<td>FCNI: 34%</td>
</tr>
</tbody>
</table>
The Sallyport is located on the north side, outside of the secured area at High Desert State Prison. The building is a prefabricated steel framed structure with a concrete slab-on-grade foundation, metal siding and a metal roof. This is the only secured entrance into the prison yard for delivery trucks and maintenance personnel. It has a small restroom and a wall mounted heat pump.

PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA UPGRADES</td>
<td></td>
</tr>
<tr>
<td>Section 4.13.9 of the ADAAG states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. It is recommended that proper lever hardware be installed in this building to meet these requirements.</td>
<td></td>
</tr>
<tr>
<td>Project Index #:</td>
<td>2096ADA2</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$10,000</td>
</tr>
<tr>
<td>EGRESS DOOR UPGRADE</td>
<td></td>
</tr>
<tr>
<td>The egress door located on south east side of the building was welded shut from the inside. IBC 2012 Section 1003.6 Obstructions shall not be placed in the required width of a means of egress. This project would provide for the removal of the welded angle iron and would cut any welds holding the door shut. This project should coincide with an Exterior Door Replacement project.</td>
<td></td>
</tr>
<tr>
<td>Project Index #:</td>
<td>2096SFT2</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$2,000</td>
</tr>
<tr>
<td>ELECTRICAL AND COMMUNICATIONS UPGRADE</td>
<td></td>
</tr>
<tr>
<td>This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.</td>
<td></td>
</tr>
<tr>
<td>Project Index #:</td>
<td>2096ELE2</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$4,800</td>
</tr>
<tr>
<td>EXIT SIGN AND EGRESS LIGHTING INSTALLATION</td>
<td></td>
</tr>
<tr>
<td>The building does not have emergency lighting or exit signs. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC 2012 Chapter 10 was referenced for this project.</td>
<td></td>
</tr>
<tr>
<td>Project Index #:</td>
<td>2096SFT1</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$960</td>
</tr>
<tr>
<td>FIRE ALARM SYSTEM REPLACEMENT</td>
<td></td>
</tr>
<tr>
<td>This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due to this, the system no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal’s requirements.</td>
<td></td>
</tr>
<tr>
<td>Project Index #:</td>
<td>2096SFT3</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$1,536</td>
</tr>
</tbody>
</table>
### PRIORITY CLASS 2 PROJECTS

**Necessary - Not Yet Critical**

**Two to Four Years**

**Total Construction Cost for Priority 2 Projects:** $13,376

<table>
<thead>
<tr>
<th>Project</th>
<th>Index #</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior Door Replacement</td>
<td>2096EXT2</td>
<td>$8,000</td>
</tr>
<tr>
<td>Exterior Finishes</td>
<td>2096EXT1</td>
<td>$1,920</td>
</tr>
<tr>
<td>Interior Finishes</td>
<td>2096INT1</td>
<td>$1,920</td>
</tr>
<tr>
<td>Lighting Upgrade</td>
<td>2096ENR1</td>
<td>$1,536</td>
</tr>
</tbody>
</table>

*EXTERIOR DOOR REPLACEMENT*

The existing exterior metal doors and frames appear to be original to the building. They are damaged and showing signs of wear and deterioration from constant use. This project would provide for the removal and replacement of two new metal door assemblies including frames, locks, hardware and painting. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

*EXTERIOR FINISHES*

It is important to maintain the finish, weather resistance and appearance of the building. The metal exterior, doors and window frames should be sanded and painted on a cyclical basis.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

*INTERIOR FINISHES*

It is recommended that the interior walls and floors be painted or sealed at least once in the next 2-3 years. Prior to painting or sealing, 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

*LIGHTING UPGRADE*

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

### PRIORITY CLASS 3 PROJECTS

**Long-Term Needs**

**Four to Ten Years**

**Total Construction Cost for Priority 3 Projects:** $2,880

<table>
<thead>
<tr>
<th>Project</th>
<th>Index #</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heat Pump Replacement</td>
<td>2096HVA1</td>
<td>$2,880</td>
</tr>
</tbody>
</table>

*HEAT PUMP REPLACEMENT*

The heat pumps in the building should be scheduled for replacement. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of new heat pump units and the cleaning of the existing ducting and grilles. This project includes removal and disposal of the existing heat pump units and all required connections to utilities.
BUILDING INFORMATION:

Gross Area (square feet): 192
Year Constructed: 2000
Exterior Finish 1: 80 # Metal Siding
Exterior Finish 2: 20 # Glass and Aluminum
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # B
IBC Occupancy Type 2: #
Construction Type: Prefabricated Steel Building
IBC Construction Type: II-B
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Grand Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$19,296</td>
<td>$35,552</td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$13,376</td>
<td></td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$2,880</td>
<td></td>
</tr>
</tbody>
</table>

Project Construction Cost per Square Foot $185.17
Total Facility Replacement Construction Cost $67,000
Facility Replacement Cost per Square Foot $350
FCNI: 53%
The Gatehouse is located on the southwest side of High Desert State Prison. The building is constructed of concrete masonry units, prefabricated steel frame trusses, metal decking and has a single-ply membrane roof. The building is used as the primary entrance into the prison by employees.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Construction Cost for Priority 1 Projects:</strong> $213,661</td>
<td></td>
</tr>
</tbody>
</table>

### ADA ACCESSIBLE COUNTER

The ADA provides for accessibility to sites and services for people with physical limitations. The lobby at the entrance of the building has a service counter for the public to approach which does not meet current requirements. Section 904.4 of the ADA Standards for Accessible Design states that a portion of the counter surface that is 36" long minimum and 36" high maximum above the finish floor shall be provided. This project will provide an accessible counter space in accordance with this requirement. 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 references for this project.

**Project Index #: 2095ADA2**  
**Construction Cost:** $4,000

### ADA SHOWER UPGRADE

This project would provide for three ADA compliant stainless steel shower cabinets to be installed to provide shower facilities for the disabled. Included in this estimate is the installation of two stainless steel ADA compliant shower cabinet units complete with accessible plumbing fixtures, seats, etc. 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 references for this project.

**Project Index #: 2095ADA1**  
**Construction Cost:** $50,000

### DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

**Project Index #: 2095ADA3**  
**Construction Cost:** $4,000

### ELECTRICAL AND COMMUNICATIONS UPGRADE

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

**Project Index #: 2095ELE1**  
**Construction Cost:** $154,125
FIRE ALARM SYSTEM REPLACEMENT
This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due to this, the system no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal’s requirements.

DOOR CONTROLS SYSTEM REPLACEMENT
The control panel/ inmate movement and control system in the Gatehouse is not working properly. The cell door indicator lights on the control panel are falsely representing the actual status of the cell doors. The officer sometimes cannot tell if the cell door is open or closed. This project would replace the existing secured door control system with a programmable logic controlled system using touch screens for actuation and door status. This project would replace the existing door control system and the outdated wiring. Removal and disposal of the existing equipment is included in this estimate.

EXTERIOR FINISHES
It is important to maintain the finish, weather resistance and appearance of the building. The caulked control joints in the CMU of the exterior surface of this building are uniformly deteriorated and should be removed and the joints re-caulked. The metal doors and window frames should be sanded and painted on a cyclical basis. This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

FLOORING REPLACEMENT
The VCT flooring in the gymnasium is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6” base.

INTERIOR FINISHES
It is recommended to repair, paint or seal the interior concrete block walls at least once in the 2-3 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. This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

JANITORS CLOSET REPAIRS
The mop sink in the Janitors Closet is mounted adjacent to CMU and is showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the CMU walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54” above the floor finish.

Total Construction Cost for Priority 2 Projects: $320,701

PRIORITY CLASS 2 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2095SFT3</td>
<td>$1,536</td>
</tr>
</tbody>
</table>

Two to Four Years
LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

Project Index #: 2095ENR1
Construction Cost $1,536

ROOF REPLACEMENT

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 2-3 years to be consistent with the roofing program and the end of the warranty period.

Project Index #: 2095EXT3
Construction Cost $73,980

WATER HEATER REPLACEMENT

There are two 119 gallon electric water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, the units are showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that new electric water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 2095PLM1
Construction Cost $10,000

WATER TREATMENT SYSTEM REPLACEMENT

The existing water softening/treatment systems in the building are currently not operational. They are original to the building and approaching the end of their lifecycles. Failure of the equipment causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the replacement of the existing water softeners/treatment systems with new equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost. For budgeting purposes, a $12,000 maintenance fee is suggested.

Project Index #: 2095PLM2
Construction Cost $25,000

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: $92,475

Long-Term Needs Four to Ten Years

HVAC EQUIPMENT REPLACEMENT

The air handlers, fan coils and related equipment are original to the building, dating back to 2000. The equipment has consistent problems and has reached its expected life span. This project recommends replacement of the air handlers, fan coils, ventilation equipment and exhaust fans. It is recommended that this project be implemented in the next 2-3 years to avoid possible failure and emergency funding for replacement.

Project Index #: 2095HVA1
Construction Cost $92,475
BUILDING INFORMATION:

Gross Area (square feet): 6,165
Year Constructed: 2000
Exterior Finish 1: 95 # Natural Grey CMU
Exterior Finish 2: 5 # Glass and Steel
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # I-3
IBC Occupancy Type 2: #
Construction Type: Concrete Masonry & Steel
IBC Construction Type: II-A
Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>Project Construction Cost per Square Foot</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$213,661</td>
<td>$101.68</td>
<td>$2,158,000</td>
<td>$350</td>
<td>29%</td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$320,701</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$92,475</td>
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<tr>
<td>Grand Total:</td>
<td>$626,837</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>
The Administration building is located on the southwest corner of High Desert State Prison. The building is constructed of concrete masonry units, a concrete slab-on-grade foundation, prefabricated steel trusses, metal decking and has a single-ply membrane roof. The building contains the administrative support offices and training classrooms for staff.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $383,363

Currently Critical

**EGRESS LIGHTING UPGRADE**

There are older emergency egress lighting units in this building. These units have a finite lifespan, and this project recommends their replacement with new egress lights, and to also provide additional lights on the main exit routes and in individual rooms as needed.

**Construction Cost**

Project Index #: 2094SFT1

Construction Cost: $5,588

**ELECTRICAL AND COMMUNICATIONS UPGRADE**

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

**Construction Cost**

Project Index #: 2094ELE1

Construction Cost: $279,375

**FIRE ALARM SYSTEM REPLACEMENT**

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due to this the system no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal’s requirements.

**Construction Cost**

Project Index #: 2094SFT3

Construction Cost: $89,400

**FIRE SUPPRESSION OBSTRUCTION INVESTIGATION**

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Construction Cost**

Project Index #: 2094SFT2

Construction Cost: $9,000
EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. The caulked control joints in the CMU of the exterior surface of this building are uniformly deteriorated and should be removed and the joints re-caulked. The metal doors and window frames should be sanded and painted on a cyclical basis.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

FLOORING REPLACEMENT

The VCT (vinyl composite tile) and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. 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 2-3 years.

HVAC EQUIPMENT REPLACEMENT

The air handlers, fan coils and related equipment are original to the building, dating back to 2000. The equipment has consistent problems and has reached its expected life span. This project recommends replacement of the air handlers, fan coils, ventilation equipment and exhaust fans. It is recommended that this project be implemented in the next 2-3 years to avoid possible failure and emergency funding for replacement.

INTERIOR FINISHES

It is recommended that the interior walls be painted at least once in the next 2-3 years. 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

ROOF REPLACEMENT

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 2-3 years to be consistent with the roofing program and the end of the warranty period.

VARIABLE FREQUENCY DRIVE REPLACEMENT

The Variable Frequency Drives throughout the building have been disabled. Staff reports that the VFD's are problematic and have been by-passed from the HVAC system. This project would provide for purchase and installation of new VFD's.
WATER HEATER REPLACEMENT

There is a 40 gallon electric 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 electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

WATER TREATMENT SYSTEM REPLACEMENT

The existing water softening/treatment systems in the building are currently not operational. They are original to the building and approaching the end of their lifecycles. Failure of the equipment causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the replacement of the existing water softeners/treatment systems with new equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost. For budgeting purposes, a $12,000 maintenance fee is suggested.

BUILDING INFORMATION:

- Gross Area (square feet): 11,175
- Year Constructed: 2000
- Exterior Finish 1: 90 # Natural Grey CMU
- Exterior Finish 2: 10 # Glass and Steel
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 100 # B
- IBC Occupancy Type 2: #
- Construction Type: Concrete Masonry & Steel
- IBC Construction Type: II-A
- Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Construction Cost per Square Foot</th>
<th>Project Construction Cost</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$383,363</td>
<td>Project Construction Cost per Square Foot</td>
<td>$106.81</td>
<td></td>
</tr>
<tr>
<td>Priority Class 2:</td>
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<td>Total Facility Replacement Construction Cost</td>
<td>$3,911,000</td>
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</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot</td>
<td>$350</td>
<td></td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$1,193,588</td>
<td>FCNI: 31%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The Visitation building is located on the southwest side, adjacent to the secured area at High Desert Prison. The building is constructed of concrete masonry units, a concrete slab-on-grade foundation, prefabricated steel frame trusses, and a single-ply membrane roof. The building is used for visitation of inmates and contains a large contact visitation area, restrooms, small office area and individual non-contact visitation areas.

<table>
<thead>
<tr>
<th>PRIORITY CLASS 1 PROJECTS</th>
<th>Total Construction Cost for Priority 1 Projects: $386,850</th>
</tr>
</thead>
<tbody>
<tr>
<td>Currently Critical</td>
<td>Immediate to Two Years</td>
</tr>
</tbody>
</table>

**ADA ACCESSIBLE COUNTER**

The ADA provides for accessibility to sites and services for people with physical limitations. The lobby at the entrance of the building has a service counter for the public to approach which does not meet current requirements. Section 904.4 of the ADA Standards for Accessible Design states that a portion of the counter surface that is 36” long minimum and 36” high maximum above the finish floor shall be provided. This project will provide an accessible counter space in accordance with this requirement. 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 references for this project.

**Construction Cost**

<table>
<thead>
<tr>
<th>Project Index #: 2093ADA2</th>
<th>ADA ACCESSIBLE COUNTER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$4,000</td>
</tr>
</tbody>
</table>

**ADA RESTROOM FIXTURES**

The fixtures in the ADA restrooms are worn and damaged from many years of use including the water closets, urinals, lavatories, faucets, shower heads and handles. Many fixtures are or have been leaking and have caused extensive scaling and staining to the fixtures themselves. It is recommended that all fixtures be replaced with new ADA compliant units. This project includes removal and disposal of the existing fixtures and installation of new fixtures. 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 references for this project.

**Construction Cost**

<table>
<thead>
<tr>
<th>Project Index #: 2093ADA3</th>
<th>ADA RESTROOM FIXTURES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$1,000</td>
</tr>
</tbody>
</table>

**ADA TABLE UPGRADE**

Per the United States Access Board and ICC ANSI-A117.1-2009, at least 5 percent of the seating spaces shall be, if fixed seating is provided, a loose seat or open space for a wheelchair. This project would provide funding to remove 3 of the fixed seats, which will allow access for wheel chairs.

**Construction Cost**

<table>
<thead>
<tr>
<th>Project Index #: 2093ADA1</th>
<th>ADA TABLE UPGRADE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$3,000</td>
</tr>
</tbody>
</table>

**ADA UPGRADES**

ADA regulations pertaining to building access, route of travel and restrooms 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. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances, route of travel inside the building and restrooms. 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 references for this project.

**Construction Cost**

<table>
<thead>
<tr>
<th>Project Index #: 2093ADA4</th>
<th>ADA UPGRADES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$600</td>
</tr>
</tbody>
</table>
ELECTRICAL AND COMMUNICATIONS UPGRADE
This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

FIRE ALARM SYSTEM REPLACEMENT
This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due to this, the system no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal’s requirements.

FIRE SUPPRESSION OBSTRUCTION INVESTIGATION
This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

PRIORITY CLASS 2 PROJECTS
Total Construction Cost for Priority 2 Projects: $628,790
Necessary - Not Yet Critical Two to Four Years

DOOR CONTROLS SYSTEM REPLACEMENT
The control panel/ inmate movement and control system in the building is not working properly. The cell door indicator lights on the control panel are falsely representing the actual status of the cell doors. The officer sometimes cannot tell if the cell door is open or closed. This project would replace the existing secured door control system with a programmable logic controlled system using touch screens for actuation and door status. This project would replace the existing door control system and the outdated wiring. Removal and disposal of the existing equipment is included in this estimate.

EXTERIOR FINISHES
It is important to maintain the finish, weather resistance and appearance of the building. The caulked control joints in the CMU of the exterior surface of this building are uniformly deteriorated and should be removed and the joints re-caulked. The metal doors and window frames should be sanded and painted on a cyclical basis. This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

FLOORING REPLACEMENT
The VCT in the building is damaged and reaching the end of its useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6” base in the next 2-3 years.
HVAC EQUIPMENT REPLACEMENT
The air handlers, fan coils and related equipment are original to the building, dating back to 2000. The equipment has consistent problems and has reached its expected life span. This project recommends replacement of the air handlers, fan coils, ventilation equipment and exhaust fans. It is recommended that this project be implemented in the next 2-3 years to avoid possible failure and emergency funding for replacement.

INTERIOR FINISHES
It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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. This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

JANITORS CLOSET REPAIRS
The walls adjacent to and above the janitor's closet mop sink did not have a water resistant finish. This project recommends the installation of fiberglass reinforced panels on the walls adjacent to the mop sink to a height of 54” above the finish floor.

ROOF REPLACEMENT
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 2-3 years to be consistent with the roofing program and the end of the warranty period.

WATER HEATER REPLACEMENT
There is a 40 gallon electric 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 electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

WATER TREATMENT SYSTEM REPLACEMENT
The existing water softening/ treatment systems in the building are currently not operational. They are original to the building and approaching the end of their lifecycles. Failure of the equipment causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the replacement of the existing water softeners/ treatment systems with new equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost. For budgeting purposes, a $12,000 maintenance fee is suggested.
BUILDING INFORMATION:

Gross Area (square feet): 11,194

Year Constructed: 2000

Exterior Finish 1: 85 # Natural Grey CMU

Exterior Finish 2: 15 # Glass and Steel

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 50 # A-3

IBC Occupancy Type 2: 50 # I-3

Construction Type: Concrete Masonry & Steel

IBC Construction Type: II-A

Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$386,850</th>
<th>Project Construction Cost per Square Foot</th>
<th>$90.73</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$628,790</td>
<td>Total Facility Replacement Construction Cost</td>
<td>$3,918,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot</td>
<td>$350</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$1,015,640</td>
<td>FCNI:</td>
<td>26%</td>
</tr>
</tbody>
</table>
The Program Services/ Education building is located on the southwest corner inside the secured area at High Desert State Prison. The building is constructed of concrete masonry units, a concrete slab-on-grade foundation, prefabricated steel frame trusses, and a single-ply membrane roof. The building contains a chapel, educational classrooms, and the library.

### PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA DOOR HARDWARE REPLACEMENT</td>
<td>2092ADA1</td>
<td>$2,000</td>
</tr>
<tr>
<td>ELECTRICAL AND COMMUNICATIONS UPGRADE</td>
<td>2092ELE2</td>
<td>$841,300</td>
</tr>
<tr>
<td>FIRE ALARM SYSTEM REPLACEMENT</td>
<td>2092SFT2</td>
<td>$269,216</td>
</tr>
<tr>
<td>FIRE SUPPRESSION OBSTRUCTION INVESTIGATION</td>
<td>2092SFT1</td>
<td>$9,000</td>
</tr>
</tbody>
</table>

Total Construction Cost for Priority 1 Projects: $1,121,516

**ADA DOOR HARDWARE REPLACEMENT**

The 2010 ADA Standards for Accessible Design states that the force to activate operable parts shall be 5 pounds maximum. It is recommended that 5 pounds or less closers be installed on the men’s and woman’s ADA restroom doors. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and Sections 309.4 and 404.2.7 of the 2010 ADA Standards for Accessible Design were used as references for this project.

**ELECTRICAL AND COMMUNICATIONS UPGRADE**

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

**FIRE ALARM SYSTEM REPLACEMENT**

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due to this the system no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal’s requirements.

**FIRE SUPPRESSION OBSTRUCTION INVESTIGATION**

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $1,475,336

Necessary - Not Yet Critical Two to Four Years

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. The caulked control joints in the CMU of the exterior surface of this building are uniformly deteriorated and should be removed and the joints re-caulked. The metal doors and window frames should be sanded and painted on a cyclical basis.
This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

FLOORING REPLACEMENT

The VCT and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. 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 2-3 years.

GFCI OUTLETS

The existing receptacle in the mechanical room is a standard duplex receptacle. The 2011 NEC 210.8 require this location to have GFCI protection. This project would provide for removing the standard receptacle and installing a GFCI receptacle.

HVAC EQUIPMENT REPLACEMENT

The air handlers, fan coils and related equipment are original to the building, dating back to 2000. The equipment has consistent problems and has reached its expected life span. This project recommends replacement of the air handlers, fan coils, ventilation equipment and exhaust fans. It is recommended that this project be implemented in the next 2-3 years to avoid possible failure and emergency funding for replacement.

INTERIOR FINISHES

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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.
This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

JANITORS CLOSET REPAIRS

The walls adjacent to and above the janitor’s closet mop sink did not have a water resistant finish. This project recommends the installation of FRP on the walls adjacent to the mop sink to a height of 54” above the finish floor.

WATER HEATER REPLACEMENT

There is a 40 gallon electric 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 electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.
WATER TREATMENT SYSTEM REPLACEMENT

The existing water softening/treatment systems in the building are currently not operational. They are original to the building and approaching the end of their lifecycles. Failure of the equipment causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the replacement of the existing water softeners/treatment systems with new equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost. For budgeting purposes, a $12,000 maintenance fee is suggested.

PRIORITY CLASS 3 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Total Construction Cost for Priority 3 Projects:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2092PLM2</td>
<td>$25,000</td>
<td>$504,870</td>
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LONG-TERM NEEDS

ROOF REPLACEMENT

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 timeframe. 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 2-3 years to be consistent with the roofing program and the end of the warranty period.

BUILDING INFORMATION:

- Gross Area (square feet): 33,652
- Year Constructed: 2000
- Exterior Finish 1: 100 # Natural Grey CMU
- Exterior Finish 2: #
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 100 # B
- IBC Occupancy Type 2: #
- Construction Type: Concrete Masonry & Steel
- IBC Construction Type: II-A
- Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
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<th>Project Construction Cost per Square Foot</th>
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</table>

| Total Facility Replacement Construction Cost | $11,778,000 |
| Facility Replacement Cost per Square Foot | $350        |
| FCNI:                                      | 26%         |

25-Aug-17

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INMATE SERVICES/ CULINARY/ DINING
BUILDING REPORT

The Inmate Services/ Culinary/ Dining building is located on the west side of High Desert State Prison. The building is constructed of concrete masonry units, a concrete slab-on-grade foundation, prefabricated steel trusses, metal decking, and has a single-ply membrane roof. The interior of the building primarily consists of dining areas, kitchen, bakery, bulk storage and distribution, large mechanical/electrical room, laundry room and a canteen for inmates. The laundry and culinary areas of the building were designed to accommodate additional equipment for expansion.

PRIORITY CLASS 1 PROJECTS

Currently Critical Immediate to Two Years

Total Construction Cost for Priority 1 Projects: $2,565,165

### ADA TABLE UPGRADE

Per the United States Access Board Section 226.1 where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall comply with 902. ICC ANSI-A117.1-2009 Section 902 which says, if fixed seating is provided, a loose seat or open space for a wheelchair location must be available at those accessible tables. This project would provide funding to remove 4 of the fixed seats, which will allow access for seven wheelchairs.

<table>
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### ELECTRICAL AND COMMUNICATIONS UPGRADE

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.

<table>
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<tr>
<td>2091ELE2</td>
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### FIRE ALARM SYSTEM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due to this the system no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal’s requirements.

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### FIRE SUPPRESSION OBSTRUCTION INVESTIGATION

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year 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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<tbody>
<tr>
<td>2091SFT3</td>
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</table>
**PANIC HARDWARE IN ELECTRICAL ROOMS**

The electrical room with the uninterruptable power supply contains equipment that meets or exceeds 1,200 amps. It is recommended per the 2012 IBC 1008.1.10 that panic and fire exit hardware be installed. This equipment was not required when the building was constructed in 2000. When a remodel occurs, it is suggested to comply with current code. It is recommended that this project be completed within 1-2 years. The estimate is based on one door that requires panic hardware.

**STEAM PIPE BRACING/ SUPPORT**

During the visit to the bulk storage/distribution area of this building, the high pressure steam pipes suspended from the ceiling were moving and shaking violently. It appears that there were surges of pressure in the steam lines that were causing a hammer-locking type condition. The pipes have vibrated badly enough that pieces of the FRP pipe insulation and the metal protective sleeves have fallen from the ceiling mounted pipes. This is a safety concern that needs to be addressed immediately. According to the original drawings, these high pressure steam pipes have 150 psig and there are special system design and inspection/maintenance parameters and procedures that are required. This project would provide for a licensed Mechanical Engineer who specializes in steam boiler design to investigate this condition and provided a report on the conditions that are causing the condition mentioned above. Future projects would be based on this report.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

**PRIORITY CLASS 2 PROJECTS**

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<td>$130,500</td>
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</table>

**Total Construction Cost for Priority 2 Projects:** $4,649,550

**CATWALKS**

The mechanical room has equipment located about 20 feet above the finish floor that need to be monitored or serviced on a regular basis. Currently the maintenance staff is using ladders or climbing on the equipment. This project would provide for the installation of 100 feet long, 2 foot wide of catwalk with guard rails and one set of stairs. All required structural supports are included in this project.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

**DISHWASHER REPLACEMENT**

The commercial dishwashers in the kitchen appear to be original to the building and are troublesome and problematic to operate. Considering the age of the dishwashers and the evolving needs of the facility they are recommended to be replaced. This project provides for removal and disposal of the two existing dishwashers and replacement with two new units.

**ELECTRICAL UPGRADE**

The electrical system within the building needs to have repairs made and an inspection on the main electrical distribution panel. Light switches are broken, electrical covers missing, and parts are missing out of the electrical distribution panel. The maintenance staff said the electrical distribution panel is at or over its rating capacity. This project recommends hiring a professional licensed electrician to make repairs and determine if the main electrical distribution panel is at or over its rated capacity. Future projects would be based on the information provided.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.
**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 are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

| Project Index #: | 2091EXT4 |
| Construction Cost | $770,050 |

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**GREASE WASTE INTERCEPTOR**

The automatic grease waste separator system for the Kitchen is failing to perform as intended. The system is constantly getting clogged with plastic kitchen utensils and other items disposed of by the inmates. The system has clogged and overflowed onto the floor creating a safety and health hazard. This project would provide for bypassing this equipment and having the waste go directly into the grease interceptor located below grade outside. The facility maintenance staff would have a third party vendor provide pumping services per a routine preventive maintenance schedule based on usage developed by staff to meet the demands of the system. The project cost represents an estimated yearly amount required for this service.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

| Project Index #: | 2091PLM2 |
| Construction Cost | $12,000 |

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**HOT WATER RE-USE ROOM REMODEL**

The hot water re-use room was designed to recycle hot final rinse water to be used as a pre-rinse and provide adequate pressure to laundry washers. During the time of the survey, the equipment required high maintenance, parts were obsolete, the holding tanks had failures and the system had been changed over to a cold wash and rinse system for energy savings. The hot water re-use area is due for a remodel to increase capacity and support the cold wash and rinse system. A mechanical engineer is needed to redesign the area and this project would provide for remodeling the existing area.

| Project Index #: | 2091HVA1 |
| Construction Cost | $250,000 |

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**HVAC EQUIPMENT REPLACEMENT**

The air handlers, fan coils and related equipment are original to the building, dating back to 2000. The equipment has consistent problems and has reached its expected life span. This project recommends replacement of the air handlers, fan coils, ventilation equipment and exhaust fans. It is recommended that this project be implemented in the next 2-3 years to avoid possible failure and emergency funding for replacement.

| Project Index #: | 2091HVA2 |
| Construction Cost | $1,155,075 |

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**INTERIOR FINISHES**

The Inmate Services/Culinary/Dining building has painted CMU walls. All flooring is sealed concrete and non-slip tile. It is recommended that the interior walls be painted and/or sealed at least once in the next 2-4 years. This also includes the sealing of the floor and floor tile maintenance in the kitchen and bakery area. Prior to painting or sealing, all surface 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

| Project Index #: | 2091INT2 |
| Construction Cost | $770,050 |

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**JANITORS CLOSET REPAIRS**

The mop sinks in the Janitors Closets are mounted adjacent to CMU walls and are showing signs of water damage. This project would provide FRP to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54” above the floor finish.

| Project Index #: | 2091INT1 |
| Construction Cost | $2,800 |
ROOF REPLACEMENT

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 2-3 years to be consistent with the roofing program and the end of the warranty period.

SUMP PUMP

The sump pump in the mechanical room portion of the building is constantly failing. The ½ H.P. pump cannot handle all of the potential water that may flow into the pit. This project recommends the installation of 1H.P. sump pump to replace the existing pump.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

WATER HEATER REPLACEMENT

There are five electric on-demand water heaters that are 5-gallon capacity in the building. The average life span of the water heaters is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that 5 new 5-gallon on-demand electric water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

WATER TREATMENT SYSTEM REPLACEMENT

The existing water softening/treatment systems in the building are currently not operational. They are original to the building and approaching the end of their lifecycles. Failure of the water softening/treatment system causes additional wear and tear on the domestic water supply lines, water heaters and plumbing fixtures. This project would provide for the installation of a PRV (to be installed prior to the water softener/treatment system) and the replacement of the existing water softeners/treatment systems with new equipment. This project would also provide for a chemical treatment program to include an updated chemical control system, service and employee training to be provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost. For budgeting purposes, a $12,000 fee is suggested.

PRIORITY CLASS 3 PROJECTS

Prior to Ten Years

Total Construction Cost for Priority 3 Projects: $693,045

FLOORING REPLACEMENT

The tile in the building is damaged and reaching the end of its useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new culinary grade tile in the next 4-5 years.
BUILDING INFORMATION:

Gross Area (square feet): 77,005
Year Constructed: 2000
Exterior Finish 1: 100 # Natural Grey CMU
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # I-3
IBC Occupancy Type 2: #
Construction Type: Concrete Masonry & Steel
IBC Construction Type: II-A
Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
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<td>Grand Total:</td>
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<td>FCNI: 27%</td>
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INFIRMARY/ INTAKE
BUILDING REPORT

The Infirmary/ Intake building is located on the west side of High Desert State Prison. The building is constructed of concrete masonry units, a concrete slab-on-grade foundation, prefabricated steel frame trusses, metal decking and has a single-ply membrane roof. The building is used for all medical related services and intake for new or transferring inmates.

PRIORITY CLASS 1 PROJECTS
Total Construction Cost for Priority 1 Projects: $524,138
Currently Critical Immediate to Two Years

ADA ACCESSIBLE COUNTER
The ADA provides for accessibility to sites and services for people with physical limitations. The nurse’s station at the entrance of the building has a service counter which does not meet current requirements. Section 904.4 of the ADA Standards for Accessible Design states that a portion of the counter surface that is 36” long minimum and 36” high maximum above the finish floor shall be provided. This project will provide an accessible counter space in accordance with this requirement. 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 references for this project.

ADA EMPLOYEE LOUNGE UPGRADES
In order to comply with current ADA requirements, modification will be necessary for the employee lounge and the sinks. It is recommended to upgrade some of the features of the rooms for compliance with accessibility standards for employees. This project would provide funding for construction of an accessible sink and faucet, an accessible space at one of the dining tables and an accessible path of travel throughout the room. 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 references for this project.

ADA SHOWER UPGRADE
This project would provide for nine ADA compliant stainless steel shower cabinets to be installed to provide shower facilities for the disabled. Included in this estimate is the installation of nine stainless steel ADA compliant shower cabinet units complete with accessible plumbing fixtures, seats, etc. 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 references for this project.

ANCHOR SHELVES
OSHA recommends that the bottom of all columns be furnished with column base plates, and be anchored to the floor with anchor bolts capable of resisting the forces caused by the loads on the shelving unit. Per OSHA standard 1926.250(a)(1) All materials stored in tiers shall be stacked, racked, blocked, interlocked, or otherwise secured to prevent sliding, falling or collapse. This project would provide for a licensed contractor to install anchor bolts and properly secure the shelving units to the floor and to the other shelves. This project should be overseen by a licensed engineer or architect.
DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

This building contains several water fountains that are not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

FIRE ALARM SYSTEM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due to this, the system no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal’s requirements.

FIRE SUPPRESSION OBSTRUCTION INVESTIGATION

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

PROVIDE CLEARANCE AT ELECTRICAL PANELS

There are electrical panels in the building which do not have proper clear floor space around them. The 2012 IFC Section 605.3 states that, A working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space. This project would provide funds to relocate the items currently blocking the working space.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $2,728,516

CELL DOORS, LOCKS AND CONTROLS REPLACEMENT

Infirmary/Intake was constructed in 2000. The cell doors, locks and controls are original to the building and have been problematic due to inmate abuse and age. This project would provide for installing new cell doors, locks and controls. A total of 100 doors were used for this estimate. Removal and disposal of the existing equipment is included in this estimate.

DOOR CONTROLS SYSTEM REPLACEMENT

The control panel/inmate movement and control system in the housing unit is not working properly. The cell door indicator lights on the control panel are falsely representing the actual status of the cell doors. The officer sometimes cannot tell if the cell door is open or closed. This project would replace the existing secured door control system with a programmable logic controlled system using touch screens for actuation and door status. This project would replace the existing door control system and the outdated wiring. Removal and disposal of the existing equipment is included in this estimate.
**DRYER REPLACEMENT**

The commercial tumbler dryer in the laundry area is original to the building and is troublesome and problematic to operate. Considering the age of the machine and the evolving needs of the facility it is recommended to be replaced. This project provides for the removal and disposal of the existing tumbler dryer and replacement with a new unit. A total of 1 dryer was used for this estimate.

**Construction Cost**

$8,000


**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. The caulked control joints in the CMU of the exterior surface of this building are uniformly deteriorated and should be removed and the joints recaulked. The metal doors and window frames should be sanded and painted on a cyclical basis.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

**Construction Cost**

$329,860


**FLOORING REPLACEMENT**

The VCT flooring in the Infirmary/Intake is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base.

**Construction Cost**

$296,874


**HVAC EQUIPMENT REPLACEMENT**

The air handler fan coils and related equipment are original to the building (2000). The equipment has consistent problems and has reached its expected life span. This project recommends replacement of all air handlers, fan coils, ventilation equipment and exhaust fans. It is recommended that this project be implemented in the next 2-3 years to avoid possible failure and emergency funding for replacement.

**Construction Cost**

$494,790


**INTERIOR FINISHES**

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 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.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

**Construction Cost**

$329,860


**JANITORS CLOSET REPAIRS**

The mop sinks in the Janitor Closets are mounted adjacent to CMU walls and are showing signs of water damage. This project would provide FRP to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.

**Construction Cost**

$2,800


**ROOF REPLACEMENT**

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 2-3 years to be consistent with the roofing program and the end of the warranty period.

**Construction Cost**

$395,832
**VENTILATION**

At the time of the survey, the mechanical room was extremely warm. It did not appear to have air conditioning or ventilation. This is causing the motors to become hot and will cause premature failure. This project recommends adding a ventilation system for proper temperature control of the mechanical room.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

**WASHING MACHINE REPLACEMENT**

One of the existing commercial washing machines appears to be a year 2000 model and has reached the end of its useful life. It is showing signs of age, and is constantly breaking down. This project would provide funding for the purchase and installation of one new 60lb. commercial washing machine.

**WATER HEATER REPLACEMENT**

There is a 40 gallon electric 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 electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

**WATER TREATMENT SYSTEM REPLACEMENT**

The existing water softening/treatment systems in the building are currently not operational. They are original to the building and approaching the end of their lifecycles. Failure of the equipment causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the replacement of the existing water softeners/treatment systems with new equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost. For budgeting purposes, a $12,000 maintenance fee is suggested.

**PRIORITY CLASS 3 PROJECTS**

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**ELECTRICAL AND COMMUNICATIONS UPGRADE**

This building was constructed before the high demand for electrical services were needed for computers, communications systems and other electrical devices. As time has progressed, the buildings electrical demand and communications system has changed. The electrical system is utilized to its current maximum potential and the communications system is outdated. The electrical panels, switches and receptacles are at their limit. It is recommended to upgrade the entire electrical system and communications system to meet the evolving needs of the building.
BUILDING INFORMATION:

Gross Area (square feet): 32,986
Year Constructed: 2000
Exterior Finish 1: 100 # Natural Grey CMU
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # I-3
IBC Occupancy Type 2: #
Construction Type: Concrete Masonry & Steel
IBC Construction Type: II-A
Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Construction Cost</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>
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<td>$123.61</td>
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<td>3</td>
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<tr>
<td>Grand Total</td>
<td>$4,077,304</td>
<td></td>
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</tbody>
</table>

FCNI: 35%
The Housing Unit #3 is situated along the southeast secured side of High Desert State Prison. The building is constructed of tilt-up concrete walls, concrete floors at lower and upper levels, a concrete slab-on-grade foundation, prefabricated steel frame trusses, metal decking and has a single-ply membrane roof. The building is used to house inmates at the prison.

## PRIORITY CLASS 1 PROJECTS

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Total Construction Cost for Priority 1 Projects: $2,309,333</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ADA SHOWER UPGRADE</strong></td>
<td></td>
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<tr>
<td>Project Index #: 2089ADA4</td>
<td>Construction Cost $75,000</td>
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<td><strong>ADA TABLE UPGRADE</strong></td>
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<td>Construction Cost $3,000</td>
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<tr>
<td><strong>COMMUNICATIONS SYSTEM UPGRADE</strong></td>
<td></td>
</tr>
<tr>
<td>Project Index #: 2089SEC1</td>
<td>Construction Cost $222,500</td>
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<tr>
<td><strong>DOOR CONTROLS SYSTEM REPLACEMENT</strong></td>
<td></td>
</tr>
<tr>
<td>Project Index #: 2089SEC3</td>
<td>Construction Cost $1,438,241</td>
</tr>
<tr>
<td><strong>DUAL LEVEL DRINKING FOUNTAIN INSTALLATION</strong></td>
<td></td>
</tr>
<tr>
<td>Project Index #: 2089ADA3</td>
<td>Construction Cost $4,000</td>
</tr>
</tbody>
</table>

This project would provide for three ADA compliant stainless steel shower cabinets to be installed to provide shower facilities for the disabled. Included in this estimate is the installation of three stainless steel ADA compliant shower cabinet units complete with accessible plumbing fixtures, seats, etc. 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 references for this project.

Per the United States Access Board and ICC ANSI-A117.1-2009, at least 5 percent of the seating spaces shall be, if fixed seating is provided, a loose seat or open space for a wheelchair. This project would provide funding to remove 3 of the fixed seats, which will allow access for wheel chairs.

This building is equipped with a communications system that at the time of the survey was not working properly. The communications system provides paging, phone communications and communication to inmates. The communications system is an integral component of the notification and safety procedures for the inmates and staff. The system is problematic and replacement parts are no longer available. It is recommended that the communications system be upgraded.

The control panel/ inmate movement and control system in the housing unit is not working properly. The cell door indicator lights on the control panel are falsely representing the actual status of the cell doors. The officer sometimes cannot tell if the cell door is open or closed. This project would replace the existing secured door control system with a programmable logic controlled system using touch screens for actuation and door status. This project would replace the existing door control system and the outdated wiring. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.
ELECTRICAL OUTLET & CABLE UPGRADES

At the time of the survey the building had residential and commercial cover plates over the electrical outlets and coaxial wires. This poses a safety hazard allowing inmates to remove them and use them as weapons. This could be a safety hazard to inmates and guards. This project would provide for the installation of new security grade cover plates throughout the entire housing unit.

Project Index #: 2089SFT5
Construction Cost $74,592

EVAPORATIVE COOLER REPLACEMENT

There is a guard stationed on the roof to look out onto the yard. They have one overhead swamp cooler to keep them cool in the warmer months. At the time of the survey the swamp cooler was not working. It is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

Project Index #: 2089HVA3
Construction Cost $4,000

EXHAUST FAN INSTALLATION

The mechanical room within the housing unit has plumbing fixtures and drains. Due to moisture in this room, the humidity is very high and there is an increase probability for indoor air quality concern. This project would provide for the purchase and installation of a new commercial grade exhaust fan and the assemblies and will include the connections to utilities.

Project Index #: 2089HVA1
Construction Cost $10,000

FIRE ALARM SYSTEM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due to this, the system no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshall’s requirements.

Project Index #: 2089SFT4
Construction Cost $356,000

FIRE SUPPRESSION OBSTRUCTION INVESTIGATION

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2089SFT3
Construction Cost $9,000

ROOF HATCH REPLACEMENT

The roof hatches are original to the building and have reached the end of their useful life. The compression spring operators do not function properly, the latches and handles are worn and the seals and flashing have deteriorated. A faulty roof hatch is a safety hazard to anyone accessing the roof. This project would provide for the removal and the disposal of the existing roof hatches and for the purchase and installation of new roof hatches.

Project Index #: 2089SFT6
Construction Cost $10,000

SPRINKLER HEAD REPLACEMENT

The existing fire suppression sprinkler heads are an older style and are susceptible to damage and misuse by the inmates. Inmates have tied strings to the sprinkler heads and have broken them in the past. This project recommends that all of the fire sprinkler heads in all cells be removed and replaced with a new state of the art tamper-resistant sprinkler heads.

Project Index #: 2089SFT2
Construction Cost $40,000
TDD INSTALLATION

The Housing Unit is not equipped with a TDD. In order to comply with ADA requirements it is recommended to install a TDD system in the Housing Unit. 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 references for this project.

WALKWAY RAILING

The perimeter roof walkway guardrail is failing. The railing is loose or not attached and is posing a potential safety problem. This project recommends an assessment be performed by a Structural Engineer to determine the cause and provide a design solution. Future projects will be based on the design solution recommendation. This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $3,580,275

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2089ADA2</td>
<td>$60,000</td>
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<tr>
<td>2089STR1</td>
<td>$3,000</td>
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<tr>
<td>2089SEC2</td>
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<tr>
<td>2089PLM2</td>
<td>$504,000</td>
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<tr>
<td>2089PLM4</td>
<td>$50,000</td>
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<tr>
<td>2089ELE1</td>
<td>$5,000</td>
</tr>
<tr>
<td>2089EXT0</td>
<td>$445,000</td>
</tr>
</tbody>
</table>

Necessary - Not Yet Critical Two to Four Years

CELL DOORS, LOCKS AND CONTROLS REPLACEMENT

The Housing Unit was constructed in 2000. The cell doors, locks and controls are original to the building and have been problematic due to inmate abuse and age. This project would provide for installing new cell doors, locks and controls. Removal and disposal of the existing equipment is included in this estimate.

CELL WATER CONTROL SYSTEMS REPLACEMENT

This building is equipped with cell water control systems that are outdated and should be scheduled for replacement. Problems exist with the current water control systems. It is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. It is recommended to replace the water control systems. This project includes the replacement of the water controllers, piping, valves, access panels and all connections to the existing utilities.

COMPUTER WATER CONTROL SYSTEM REPLACEMENT

This building is equipped with a computer water control system that is outdated and should be scheduled for replacement. Problems exist with the current computer water control system. It is increasingly difficult to find software updates and experienced repairmen to service the equipment. This project recommends the installation of a new computer water control system for the building. This system will monitor and control the water for all fixtures throughout the building. New electronic sensors will be installed on each water control system.

ELECTRICAL TRANSFORMER REPLACEMENT

The 50 kVA electrical transformer that provides services to the building was damaged at the time of inspection and does not function properly. This project recommends replacing the electrical transformer.

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide for caulking all control joints and penetrations on a cyclical basis. The metal doors and window frames should also be sanded and painted a on a cyclical basis. This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.
HVAC EQUIPMENT REPLACEMENT

The air handlers, fan coils and related equipment are original to the building, dating back to 2000. The equipment has consistent problems and has reached its expected life span. This project recommends the replacement of all air handlers, fan coils, ventilation equipment and exhaust fans. It is recommended that this project be implemented in the next 2-3 years to avoid possible failure and emergency funding for replacement.

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and floors be painted or sealed at least once in the next four to six years. Prior to painting or sealing, 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

JANITORS CLOSET REPAIRS

The mop sink in the Janitors Closet is mounted adjacent to CMU and is showing signs of water damage. This project would provide FRP to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54” above the floor finish.

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

ROOF REPLACEMENT

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 2-3 years to be consistent with the roofing program and the end of the warranty period.

SHOWER WATER CONTROL SYSTEMS REPLACEMENT

This building is equipped with shower water control systems that are outdated and should be scheduled for replacement. Problems exist with the current shower water control systems. It is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. This project includes the replacement of the shower water controllers, piping, valves, access panels, shower heads and all connections to the existing utilities.

WATER HEATER REPLACEMENT

There are two 18 gallon electric water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that two new electric water heaters 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: $300,000

Long-Term Needs Four to Ten Years

SHOWER UPGRADE

There are twelve shower stalls in the building that are showing signs of failure and should be scheduled for repair or replacement. This project would provide for twelve stainless steel shower cabinets to be installed to provide shower facilities for the housing unit. Removal and disposal of the existing materials is included in the estimate.

BUILDING INFORMATION:

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<td>Exterior Finish 1:</td>
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<td>Tilt-Up Concrete</td>
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<td>Exterior Finish 2:</td>
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<td>Number of Levels (Floors):</td>
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<tr>
<td>Basement?</td>
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<td>IBC Occupancy Type 1:</td>
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<td>IBC Occupancy Type 2:</td>
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PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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<th>Project Construction Cost per Square Foot</th>
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<td>Priority Class 2:</td>
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<td>Total Facility Replacement Construction Cost</td>
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<tr>
<td>Priority Class 3:</td>
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<td>Facility Replacement Cost per Square Foot</td>
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<tr>
<td>Grand Total:</td>
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<td>FCNI: 40%</td>
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Project Index #: 2089INT5
Construction Cost: $300,000
The Housing Unit #4 is situated along the southeast secured side of High Desert State Prison. The building is constructed of tilt-up concrete walls, concrete floors at lower and upper levels, a concrete slab-on-grade foundation, prefabricated steel frame trusses, metal decking and has a single-ply membrane roof. The building is used to house inmates at the prison.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project</th>
<th>Index</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA SHOWER UPGRADE</td>
<td>2088ADA4</td>
<td>$75,000</td>
</tr>
<tr>
<td>ADA TABLE UPGRADE</td>
<td>2088ADA1</td>
<td>$3,000</td>
</tr>
<tr>
<td>COMMUNICATIONS SYSTEM UPGRADE</td>
<td>2088SEC2</td>
<td>$222,500</td>
</tr>
<tr>
<td>DOOR CONTROLS SYSTEM REPLACEMENT</td>
<td>2088SEC4</td>
<td>$1,438,241</td>
</tr>
<tr>
<td>ELECTRICAL OUTLET &amp; CABLE UPGRADES</td>
<td>2088SFT5</td>
<td>$74,592</td>
</tr>
</tbody>
</table>

Total Construction Cost for Priority 1 Projects: $2,304,833
EVAPORATIVE COOLER REPLACEMENT

There is a guard stationed on the roof to look out onto the yard. They have one overhead swamp cooler to keep them cool in the warmer months. At the time of the survey the swamp cooler was not working. It is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2088HVA3</td>
<td>$4,000</td>
</tr>
</tbody>
</table>

EXHAUST FAN INSTALLATION

The mechanical room within the housing unit has plumbing fixtures and drains. Due to moisture in this room, the humidity is very high and there is an increase probability for indoor air quality concern. This project would provide for the purchase and installation of a new commercial grade exhaust fan and the assemblies and will include the connections to utilities.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
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</thead>
<tbody>
<tr>
<td>2088HVA1</td>
<td>$10,000</td>
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</table>

FIRE ALARM SYSTEM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due to this, the system no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal’s requirements.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
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</thead>
<tbody>
<tr>
<td>2088SFT4</td>
<td>$356,000</td>
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</table>

FIRE SUPPRESSION OBSTRUCTION INVESTIGATION

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year 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>
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<tr>
<td>2088SFT3</td>
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ROOF HATCH REPLACEMENT

The roof hatches are original to the building and have reached the end of their useful life. The compression spring operators do not function properly, the latches and handles are worn and the seals and flashing have deteriorated. A faulty roof hatch is a safety hazard to anyone accessing the roof. This project would provide for the removal and the disposal of the existing roof hatches and for the purchase and installation of new roof hatches.

<table>
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<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
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<tbody>
<tr>
<td>2088SFT6</td>
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SPRINKLER HEAD REPLACEMENT

The existing fire suppression sprinkler heads are an older style and are susceptible to damage and misuse by the inmates. Inmates have tied strings to the sprinkler heads and have broken them in the past. This project recommends that all of the fire sprinkler heads in all cells be removed and replaced with a new state of the art tamper-resistant sprinkler heads.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2088SFT2</td>
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</tbody>
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TDD INSTALLATION

The Housing Unit is not equipped with a TDD. In order to comply with ADA requirements it is recommended to install a TDD system in the Housing Unit. 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 references for this project.

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
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<tbody>
<tr>
<td>2088ADA2</td>
<td>$60,000</td>
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</table>

25-Aug-17
WALKWAY RAILING

Project Index #: 2088STR1
Construction Cost $2,500

The perimeter roof walkway guardrail is failing. The railing is loose or not attached and is posing a potential safety problem. This project recommends an assessment be performed by a Structural Engineer to determine the cause and provide a design solution. Future projects will be based on the design solution recommendation. This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $3,880,275

Necessary - Not Yet Critical	Two to Four Years

CELL DOORS, LOCKS AND CONTROLS REPLACEMENT

Project Index #: 2088SEC3
Construction Cost $421,875

The Housing Unit was constructed in 2000. The cell doors, locks and controls are original to the building and have been problematic due to inmate abuse and age. This project would provide for installing new cell doors, locks and controls. Removal and disposal of the existing equipment is included in this estimate.

CELL WATER CONTROL SYSTEMS REPLACEMENT

Project Index #: 2088PLM2
Construction Cost $504,000

This building is equipped with cell water control systems that are outdated and should be scheduled for replacement. Problems exist with the current water control systems. It is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. It is recommended to replace the water control systems. This project includes the replacement of the water controllers, piping, valves, access panels and all connections to the existing utilities.

COMPUTER WATER CONTROL SYSTEM REPLACEMENT

Project Index #: 2088PLM4
Construction Cost $50,000

This building is equipped with a computer water control system that is outdated and should be scheduled for replacement. Problems exist with the current computer water control system. It is increasingly difficult to find software updates and experienced repairmen to service the equipment. This project recommends the installation of a new computer water control system for the building. This system will monitor and control the water for all fixtures throughout the building. New electronic sensors will be installed on each water control system.

ELECTRICAL TRANSFORMER REPLACEMENT

Project Index #: 2088ELE1
Construction Cost $5,000

The 50 kVA electrical transformer that provides services to the building was damaged at the time of inspection and does not function properly. This project recommends replacing the electrical transformer.

EXTERIOR FINISHES

Project Index #: 2088EXT1
Construction Cost $445,000

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide for caulking all control joints and penetrations on a cyclical basis. The metal doors and window frames should also be sanded and painted at a cyclical basis. This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

HVAC EQUIPMENT REPLACEMENT

Project Index #: 2088HVA2
Construction Cost $667,500

The air handlers, fan coils and related equipment are original to the building, dating back to 2000. The equipment has consistent problems and has reached its expected life span. This project recommends replacement of the air handlers, fan coils, ventilation equipment and exhaust fans. It is recommended that this project be implemented in the next 2-3 years to avoid possible failure and emergency funding for replacement.
INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and floors be painted or sealed at least once in the next 2-3 years. Prior to painting or sealing, 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

JANITORS CLOSET REPAIRS

The mop sink in the Janitors Closet is mounted adjacent to CMU and is showing signs of water damage. This project would provide FRP to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54” above the floor finish.

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

ROOF REPLACEMENT

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 2-3 years to be consistent with the roofing program and the end of the warranty period.

SHOWER UPGRADE

There are twelve shower stalls in the building that are showing signs of failure and should be scheduled for repair or replacement. This project would provide for twelve stainless steel shower cabinets to be installed to provide shower facilities for the housing units. Removal and disposal of the existing materials is included in the estimate.

SHOWER WATER CONTROL SYSTEMS REPLACEMENT

The showers do not have water control systems in place. It is recommended to install new water control systems within the next 2-3 years. Installing water control systems will reduce the water usage in the building. This project includes the installation of new water controllers, piping, valves, access panels, shower heads and all connections to the existing utilities.

WATER HEATER REPLACEMENT

There are two 18 gallon electric water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that two new electric water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.
BUILDING INFORMATION:

- Gross Area (square feet): 44,500
- Year Constructed: 2000
- Exterior Finish 1: 100 # Tilt-Up Concrete
- Exterior Finish 2: #
- Number of Levels (Floors): 2
- Basement: No
- IBC Occupancy Type 1: 100 # I-3
- IBC Occupancy Type 2: #
- Construction Type: Tilt-Up Concrete & Steel
- IBC Construction Type: II-A
- Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Construction Cost per Square Foot</th>
<th>Project Cost</th>
<th>Total Facility Replacement Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$2,304,833</td>
<td>$138.99</td>
<td>$15,575,000</td>
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<tr>
<td>Priority Class 2:</td>
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<td>$350</td>
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<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot</td>
<td>FCNI: 40%</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$6,185,108</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
HOUSING UNIT #2
BUILDING REPORT

The Housing Unit #2 is situated along the west/north secured side of High Desert State Prison. The building is constructed of tilt-up concrete walls, concrete floors at lower and upper levels, a concrete slab-on-grade foundation, prefabricated steel frame trusses, metal decking and has a single-ply membrane roof. The building is used to house inmates at the prison.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $2,309,333

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA SHOWER UPGRADE</td>
<td><strong>Project Index #:</strong> 2087ADA4</td>
</tr>
<tr>
<td><strong>Construction Cost</strong></td>
<td>$75,000</td>
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<td>$3,000</td>
</tr>
<tr>
<td><strong>Construction Cost</strong></td>
<td>$222,500</td>
</tr>
<tr>
<td><strong>Construction Cost</strong></td>
<td>$1,438,241</td>
</tr>
</tbody>
</table>

**COMMUNICATIONS SYSTEM UPGRADE**

This building is equipped with a communications system that at the time of the survey was not working properly. The communications system provides paging, phone communications and communication to inmates. The communications system is an integral component of the notification and safety procedures for the inmates and staff. The system is problematic and replacement parts are no longer available. It is recommended that the communications system be upgraded.

**DOOR CONTROLS SYSTEM REPLACEMENT**

The control panel/inmate movement and control system in the housing unit is not working properly. The cell door indicator lights on the control panel are falsely representing the actual status of the cell doors. The officer sometimes cannot tell if the cell door is open or closed. This project would replace the existing secured door control system with a programmable logic controlled system using touch screens for actuation and door status. This project would replace the existing door control system and the outdated wiring. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.
## DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

| Project Index #: 2087ADA3 | Construction Cost | $4,000 |

## ELECTRICAL OUTLET & CABLE UPGRADES

At the time of the survey the building had residential and commercial cover plates over the electrical outlets and coaxial wires. This poses a safety hazard allowing inmates to remove them and use them as weapons. This could be a safety hazard to inmates and guards. This project would provide for the installation of new security grade cover plates throughout the entire housing unit.

| Project Index #: 2087SFT5 | Construction Cost | $74,592 |

## EVAPORATIVE COOLER REPLACEMENT

There is a guard stationed on the roof to look out onto the yard. They have one overhead swamp cooler to keep them cool in the warmer months. At the time of the survey the swamp cooler was not working. It is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

| Project Index #: 2087HVA3 | Construction Cost | $4,000 |

## EXHAUST FAN INSTALLATION

The mechanical room within the housing unit has plumbing fixtures and drains. Due to moisture in this room, the humidity is very high and there is an increase probability for indoor air quality concern. This project would provide for the purchase and installation of a new commercial grade exhaust fan and the assemblies and will include the connections to utilities.

| Project Index #: 2087HVA1 | Construction Cost | $10,000 |

## FIRE ALARM SYSTEM REPLACEMENT

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due to this, the system no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

| Project Index #: 2087SFT4 | Construction Cost | $356,000 |

## FIRE SUPPRESSION OBSTRUCTION INVESTIGATION

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

| Project Index #: 2087SFT3 | Construction Cost | $9,000 |

## ROOF HATCH REPLACEMENT

The roof hatches are original to the building and have reached the end of their useful life. The compression spring operators do not function properly, the latches and handles are worn and the seals and flashing have deteriorated. A faulty roof hatch is a safety hazard to anyone accessing the roof. This project would provide for the removal and the disposal of the existing roof hatches and for the purchase and installation of new roof hatches.

| Project Index #: 2087SFT6 | Construction Cost | $10,000 |
SPRINKLER HEAD REPLACEMENT

The existing fire suppression sprinkler heads are an older style and are susceptible to damage and misuse by the inmates. Inmates have tied strings to the sprinkler heads and have broken them in the past. This project recommends that all of the fire sprinkler heads in all cells be removed and replaced with a new state of the art tamper-resistant sprinkler heads.

Construction Cost $40,000

Project Index #: 2087SFT2

TDD INSTALLATION

The Housing Unit is not equipped with a TDD. In order to comply with ADA requirements it is recommended to install a TDD system in the Housing Unit. 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 references for this project.

Construction Cost $60,000

Project Index #: 2087ADA2

WALKWAY RAILING

The perimeter roof walkway guardrail is failing. The railing is loose or not attached and is posing a potential safety problem. This project recommends an assessment be performed by a Structural Engineer to determine the cause and provide a design solution. Future projects will be based on the design solution recommendation.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

Construction Cost $3,000

Project Index #: 2087STR1

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $3,580,275

Necessary - Not Yet Critical Two to Four Years

CELL DOORS, LOCKS AND CONTROLS REPLACEMENT

The Housing Unit was constructed in 2000. The cell doors, locks and controls are original to the building and have been problematic due to inmate abuse and age. This project would provide for installing new cell doors, locks and controls. Removal and disposal of the existing equipment is included in this estimate.

Construction Cost $421,875

Project Index #: 2087SEC2

CELL WATER CONTROL SYSTEMS REPLACEMENT

This building is equipped with cell water control systems that are outdated and should be scheduled for replacement. Problems exist with the current water control systems. It is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. It is recommended to replace the water control systems. This project includes the replacement of the water controllers, piping, valves, access panels and all connections to the existing utilities.

Construction Cost $504,000

Project Index #: 2087PLM2

COMPUTER WATER CONTROL SYSTEM REPLACEMENT

This building is equipped with a computer water control system that is outdated and should be scheduled for replacement. Problems exist with the current computer water control system. It is increasingly difficult to find software updates and experienced repairmen to service the equipment. This project recommends the installation of a new computer water control system for the building. This system will monitor and control the water for all fixtures throughout the building. New electronic sensors will be installed on each water control system.

Construction Cost $50,000

Project Index #: 2087PLM4

ELECTRICAL TRANSFORMER REPLACEMENT

The 50 kVA electrical transformer that provides services to the building was damaged at the time of inspection and does not function properly. This project recommends replacing the electrical transformer.

Construction Cost $5,000

Project Index #: 2087ELE1
EXTERIOR FINISHES
It is important to maintain the finish, weather resistance and appearance of the building. This project would provide for caulking all control joints and penetrations on a cyclical basis. The metal doors and window frames should also be sanded and painted on a cyclical basis.
This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

HVAC EQUIPMENT REPLACEMENT
The air handlers, fan coils and related equipment are original to the building, dating back to 2000. The equipment has consistent problems and has reached its expected life span. This project recommends the replacement of all air handlers, fan coils, ventilation equipment and exhaust fans. It is recommended that this project be implemented in the next 2-3 years to avoid possible failure and emergency funding for replacement.

INTERIOR FINISHES
The interior finishes are in fair condition. It is recommended that the interior walls and floors be painted or sealed at least once in the next 2-3 years. Prior to painting or sealing, 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

JANITORS CLOSET REPAIRS
The mop sink in the Janitors Closet is mounted adjacent to CMU and is showing signs of water damage. This project would provide FRP to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54” above the floor finish.

LIGHTING UPGRADE
The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

ROOF REPLACEMENT
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 2-3 years to be consistent with the roofing program and the end of the warranty period.

SHOWER WATER CONTROL SYSTEMS REPLACEMENT
This building is equipped with shower water control systems that are outdated and should be scheduled for replacement. Problems exist with the current shower water control systems. It is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. This project includes the replacement of the shower water controllers, piping, valves, access panels, shower heads and all connections to the existing utilities.
WATER HEATER REPLACEMENT

There are two 18 gallon electric water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that two new electric water heaters 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: $300,000
Long-Term Needs Four to Ten Years

SHOWER UPGRADE

There are twelve shower stalls in the building that are showing signs of failure and should be scheduled for repair or replacement. This project would provide for twelve stainless steel shower cabinets to be installed to provide shower facilities for the housing units. Removal and disposal of the existing materials is included in the estimate.

BUILDING INFORMATION:

- Gross Area (square feet): 44,500
- Year Constructed: 2000
- Exterior Finish 1: # Tilt-Up Concrete
- Exterior Finish 2: #
- Number of Levels (Floors): 2 Basement? No
- IBC Occupancy Type 1: # I-3
- IBC Occupancy Type 2: #
- Construction Type: Tilt-Up Concrete & Steel
- IBC Construction Type: II-A
- Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $2,309,333
- Priority Class 2: $3,580,275
- Priority Class 3: $300,000
- Grand Total: $6,189,608
- Project Construction Cost per Square Foot: $139.09
- Total Facility Replacement Construction Cost: $15,575,000
- Facility Replacement Cost per Square Foot: $350
- FCNI: 40%
The Housing Unit #1 is situated along the west/north secured side of High Desert State Prison. The building is constructed of tilt-up concrete walls, concrete floors at lower and upper levels, a concrete slab-on-grade foundation, prefabricated steel frame trusses, metal decking and has a single-ply membrane roof. The building is used to house inmates at the prison.

**PRIORITIZED PROJECTS**

**Total Construction Cost for Priority 1 Projects:** $2,309,333

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #</th>
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</thead>
<tbody>
<tr>
<td>2086ADA1</td>
<td>$75,000</td>
<td>ADA SHOWER UPGRADE</td>
</tr>
<tr>
<td>2086ADA4</td>
<td>$3,000</td>
<td>ADA TABLE UPGRADE</td>
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<tr>
<td>2086SEC2</td>
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</tr>
<tr>
<td>2086ELE1</td>
<td>$1,438,241</td>
<td>DOOR CONTROL SYSTEM REPLACEMENT</td>
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**IMMEDIATE TO TWO YEARS**

<table>
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<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2086ELE1</td>
<td>$1,438,241</td>
<td>DOOR CONTROL SYSTEM REPLACEMENT</td>
</tr>
</tbody>
</table>

**ADA SHOWER UPGRADE**

This project would provide for three ADA compliant stainless steel shower cabinets to be installed to provide shower facilities for the disabled. Included in this estimate is the installation of three stainless steel ADA compliant shower cabinet units complete with accessible plumbing fixtures, seats, etc. 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 references for this project.

**ADA TABLE UPGRADE**

Per the United States Access Board and ICC ANSI-A117.1-2009, at least 5 percent of the seating spaces shall be, if fixed seating is provided, a loose seat or open space for a wheelchair. This project would provide funding to remove 3 of the fixed seats, which will allow access for wheel chairs.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

**COMMUNICATIONS SYSTEM UPGRADE**

This building is equipped with a communications system that at the time of the survey was not working properly. The communications system provides paging, phone communications and communication to inmates. The communications system is an integral component of the notification and safety procedures for the inmates and staff. The system is problematic and replacement parts are no longer available. It is recommended that the communications system be upgraded.

This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.
**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

**Project Index #: 2086ADA2**  
**Construction Cost $4,000**

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**ELECTRICAL OUTLET & CABLE UPGRADES**

At the time of the survey the building had residential and commercial cover plates over the electrical outlets and coaxial wires. This poses a safety hazard allowing inmates to remove them and use them as weapons. This could be a safety hazard to inmates and guards. This project would provide for the installation of new security grade cover plates throughout the entire housing unit.

**Project Index #: 2086SFT2**  
**Construction Cost $74,592**

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**EVAPORATIVE COOLER REPLACEMENT**

There is a guard stationed on the roof to look out onto the yard. They have one overhead swamp cooler to keep them cool in the warmer months. At the time of the survey the swamp cooler was not working. It is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

**Project Index #: 2086HVA1**  
**Construction Cost $4,000**

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**EXHAUST FAN INSTALLATION**

The mechanical room within the housing unit has plumbing fixtures and drains. Due to moisture in this room, the humidity is very high and there is an increase probability for indoor air quality concern. This project would provide for the purchase and installation of a new commercial grade exhaust fan and the assemblies and will include the connections to utilities.

**Project Index #: 2086HVA3**  
**Construction Cost $10,000**

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**FIRE ALARM SYSTEM REPLACEMENT**

This building is equipped with an outdated automatic fire detection and alarm system. Parts cannot be obtained and due to this, the system no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

**Project Index #: 2086SFT3**  
**Construction Cost $356,000**

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**FIRE SUPPRESSION OBSTRUCTION INVESTIGATION**

This building has an automatic fire suppression system. Per NFPA 25 Obstruction Investigation and Prevention an inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material. It is recommended that this project be completed within the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 2086SFT4**  
**Construction Cost $9,000**

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**ROOF HATCH REPLACEMENT**

The roof hatches are original to the building and have reached the end of their useful life. The compression spring operators do not function properly, the latches and handles are worn and the seals and flashing have deteriorated. A faulty roof hatch is a safety hazard to anyone accessing the roof. This project would provide for the removal and the disposal of the existing roof hatches and for the purchase and installation of new roof hatches.

**Project Index #: 2086SFT6**  
**Construction Cost $10,000**

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25-Aug-17  
Page 132 of 135
SPRINKLER HEAD REPLACEMENT

The existing fire suppression sprinkler heads are an older style and are susceptible to damage and misuse by the inmates. Inmates have tied strings to the sprinkler heads and have broken them in the past. This project recommends that all of the fire sprinkler heads in all cells be removed and replaced with a new state of the art tamper-resistant sprinkler heads.

TDD INSTALLATION

The Housing Unit is not equipped with a TDD. In order to comply with ADA requirements it is recommended to install a TDD system in the Housing Unit. 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 references for this project.

WALKWAY RAILING

The perimeter roof walkway guardrail is failing. The railing is loose or not attached and is posing a potential safety problem. This project recommends an assessment be performed by a Structural Engineer to determine the cause and provide a design solution. Future projects will be based on the design solution recommendation. This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $3,580,275

Necessary - Not Yet Critical Two to Four Years

CELL DOORS, LOCKS AND CONTROLS REPLACEMENT

The Housing Unit was constructed in 2000. The cell doors, locks and controls are original to the building and have been problematic due to inmate abuse and age. This project would provide for installing new cell doors, locks and controls. Removal and disposal of the existing equipment is included in this estimate.

CELL WATER CONTROL SYSTEMS REPLACEMENT

This building is equipped with cell water control systems that are outdated and should be scheduled for replacement. Problems exist with the current water control systems. It is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. It is recommended to replace the water control systems. This project includes the replacement of the water controllers, piping, valves, access panels and all connections to the existing utilities.

COMPUTER WATER CONTROL SYSTEM REPLACEMENT

This building is equipped with a computer water control system that is outdated and should be scheduled for replacement. Problems exist with the current computer water control system. It is increasingly difficult to find software updates and experienced repairmen to service the equipment. This project recommends the installation of a new computer water control system for the building. This system will monitor and control the water for all fixtures throughout the building. New electronic sensors will be installed on each water control system.

ELECTRICAL TRANSFORMER REPLACEMENT

The 50 kVA electrical transformer that provides services to the building was damaged at the time of inspection and does not function properly. This project recommends replacing the electrical transformer.
EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. The caulked control joints in the CMU of the exterior surface of this building are uniformly deteriorated and should be removed and the joints re-caulked. The metal doors and window frames should be sanded and painted on a cyclical basis. This project or a portion thereof was previously recommended in the FCA report dated 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

HVAC EQUIPMENT REPLACEMENT

The air handlers, fan coils and related equipment are original to the building, dating back to 2000. The equipment has consistent problems and has reached its expected life span. This project recommends the replacement of all air handlers, fan coils, ventilation equipment and exhaust fans. It is recommended that this project be implemented in the next 2-3 years to avoid possible failure and emergency funding for replacement.

INTERIOR FINISHES

This project would provide funding to maintain the interior of the building. Included in the cost is painting the walls and ceilings, sealing the exposed masonry, repairing cracks in the masonry and replacing grout and caulk as needed. An epoxy-based paint should be utilized in wet areas for durability. It is recommended that the interior of the building be painted, sealed and repaired in the next 2-3 years and that this project be 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 03/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/01/2016.

JANITORS CLOSET REPAIRS

The mop sink in the Janitors Closet is mounted adjacent to CMU and is showing signs of water damage. This project would provide FRP to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54” above the floor finish.

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

ROOF REPLACEMENT

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 2-3 years to be consistent with the roofing program and the end of the warranty period.

SHOWER WATER CONTROL SYSTEMS REPLACEMENT

This building is equipped with shower water control systems that are outdated and should be scheduled for replacement. Problems exist with the current shower water control systems. It is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. This project includes the replacement of the shower water controllers, piping, valves, access panels, shower heads and all connections to the existing utilities.
WATER HEATER REPLACEMENT

There are two 18 gallon electric water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that two new electric water heaters 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: $300,000

Long-Term Needs Four to Ten Years

SHOWER UPGRADE

There are twelve shower stalls in the building that are showing signs of failure and should be scheduled for repair or replacement. This project would provide for twelve stainless steel shower cabinets to be installed to provide shower facilities for the housing units. Removal and disposal of the existing materials is included in the estimate.

BUILDING INFORMATION:

Gross Area (square feet): 44,500
Year Constructed: 2000
Exterior Finish 1: 100 # Tilt-Up Concrete
Exterior Finish 2: #
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 100 # I-3
IBC Occupancy Type 2: #
Construction Type: Tilt-Up Concrete & Steel
IBC Construction Type: II-A
Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $2,309,333
Priority Class 2: $3,580,275
Priority Class 3: $300,000
Grand Total: $6,189,608

Project Construction Cost per Square Foot: $139.09
Total Facility Replacement Construction Cost: $15,575,000
Facility Replacement Cost per Square Foot: $350
FCNI: 40%

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

25-Aug-17
Tower #4 - Building #2177
Description: Exterior finishes.

Housing Unit #7 – Building #2173
Description: Cell water controls system replacement needed.
Housing Unit #7 - Building #2173
Description: Door controls system replacement needed.

Housing Unit #8 – Building #2172
Description: Exterior finishes.
Housing Unit #8 - Building #2172
Description: Evaporative cooler replacement needed.

Security/ Administration - Building #2099
Description: Water heater replacement needed.
Armory/ Emergency Response - Building #2098
Description: Exterior finishes.

Maintenance/ Central Plant - Building #2097
Description: Boiler burner replacement needed.
Maintenance/ Central Plant - Building #2097
Description: HVAC replacement needed.

Sallyport - Building #2096
Description: Egress door upgrade needed.
Administration - Building #2094
Description: Roof replacement needed.

Visitation - Building #2093
Description: Water treatment system replacement needed.
Inmate Services/ Culinary/ Dining - Building #2091
Description: Hot water re-use room remodel needed.

Inmate Services/ Culinary/ Dining - Building #2091
Description: ADA table upgrade needed.
Infirmary/ Intake – Building #2090
Description: Shelves missing proper anchoring.

Infirmary/ Intake – Building #2090
Description: ADA shower upgrade needed.