

State of Nevada
Department of Corrections
Humboldt Conservation Camp
Facility Condition Analysis

HUMBOLDT CONSERVATION CAMP

8105 Conservation Road
Winnemucca, NV 89446

Site Number: 9972
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report Printed in January 2017

State of Nevada
Department of Corrections
Humboldt Conservation Camp
Facility Condition Analysis

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.

Site number: 9972

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2143	HAZARDOUS MATERIAL STORAGE BUILDING	96	1986	7/7/2016	\$32,960	\$10,000	\$960	\$43,920	\$9,600	458%
	8105 Conservation Rd Winnemucca									
2139	METAL STORAGE SHED	192	1986	7/7/2016	\$0	\$21,504	\$0	\$21,504	\$6,720	320%
	8105 Conservation Rd Winnemucca									
2140	OFFICE TRAILER	261	1986	7/7/2016	\$36,610	\$5,610	\$0	\$42,220	\$19,575	216%
	8105 Conservation Rd Winnemucca									
2142	FUEL ISLAND BUILDING	98	1988	7/7/2016	\$30,980	\$4,606	\$0	\$35,586	\$19,600	182%
	8105 Conservation Rd Winnemucca									
2138	SAW SHOP	480	1986	7/7/2016	\$2,000	\$63,860	\$0	\$65,860	\$48,000	137%
	8105 Conservation Rd Winnemucca									
1398	STORAGE SHED	188	1986	7/7/2016	\$4,136	\$18,640	\$0	\$22,776	\$37,600	61%
	8105 Conservation Rd Winnemucca									
1400	PUMP HOUSE	320	1987	7/7/2016	\$14,000	\$13,600	\$0	\$27,600	\$64,000	43%
	8105 Conservation Rd Winnemucca									
1399	NDF MAINTENANCE SHOP	960	1987	7/7/2016	\$68,500	\$21,200	\$1,920	\$91,620	\$288,000	32%
	8105 Conservation Rd Winnemucca									
3786	WASTEWATER TREATMENT BUILDING	120	2006	7/7/2016	\$0	\$5,400	\$0	\$5,400	\$24,000	23%
	8105 Conservation Camp Rd Winnemucca									
1397	MULTI-PURPOSE BUILDING	7000	1986	7/7/2016	\$114,750	\$324,500	\$0	\$439,250	\$2,100,000	21%
	8105 Conservation Rd Winnemucca									
1394	ADMINISTRATION/ HOUSING UNIT	12478	1986	7/7/2016	\$393,292	\$447,200	\$9,000	\$849,492	\$4,367,300	19%
	8105 Conservation Rd Winnemucca									
1605	NDF ADMINISTRATION OFFICE	1800	1986	7/7/2016	\$93,300	\$38,000	\$0	\$131,300	\$720,000	18%
	8105 Conservation Rd Winnemucca									
1395	CAFETERIA/ CULINARY BUILDING	7000	1986	7/7/2016	\$176,300	\$211,780	\$3,000	\$391,080	\$2,450,000	16%
	8105 Conservation Rd Winnemucca									
1396	GATEHOUSE/ GUARD SHACK	36	1987	7/7/2016	\$0	\$1,044	\$0	\$1,044	\$7,200	15%
	8105 Conservation Rd Winnemucca									
2141	MECHANICAL SHOP	960	1988	7/7/2016	\$12,000	\$19,200	\$0	\$31,200	\$288,000	11%
	8105 Conservation Rd Winnemucca									
2147	NDF COMPRESSOR BUILDING	112	1988	7/7/2016	\$800	\$1,120	\$0	\$1,920	\$22,400	9%
	8105 Conservation Rd Winnemucca									

Site number: 9972

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
3754	ARSENIC TREATMENT BUILDING 8105 Conservation Rd Winnemucca	160	2010	7/7/2016	\$0	\$0	\$3,200	\$3,200	\$40,000	8%
2554	WATER TANK 8105 Conservation Rd Winnemucca	1500	2006	7/7/2016	\$17,000	\$15,000	\$0	\$32,000	\$1,000,000	3%
9972	HUMBOLDT CONSERVATION CAMP SITE 8105 Conservation Rd Winnemucca		1986	7/7/2016	\$378,200	\$183,900	\$0	\$562,100		0%
Report Totals.....:		33,761			\$1,374,828	\$1,406,164	\$18,080	\$2,799,072	\$11,511,995	24%

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HUMBOLDT CONSERVATION CAMP SITE

SPWD Facility Condition Analysis - 9972

Survey Date: 7/7/2016

**HUMBOLDT CONSERVATION CAMP SITE
BUILDING REPORT**

The Humboldt Conservation Camp opened in 1986. The camp is located outside the city limits of Winnemucca. The correctional portion of the camp is built in a dormitory style setting surrounded by security fencing. The camp site contains 17 buildings which also includes the Nevada Division of Forestry's facilities. There is a large parking area which has accessible parking for the public.

The landscaping around the site is mostly dirt and gravel with grassy areas on the east side of the housing unit.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$378,200****Currently Critical****Immediate to Two Years****ABOVE GROUND WASTE OIL TANK CONTAINMENT****Project Index #: 9972ENV1****Construction Cost \$2,200**

The existing above ground waste oil tank is located on dirt. This project would install a concrete slab under the tank to prevent soil contamination and provide secondary containment and make it easier for maintenance and operations personnel to access the tank.

ADA PARKING SPACE AND PATH OF TRAVEL**Project Index #: 9972ADA2****Construction Cost \$30,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The existing ADA parking space does not meet the current requirements. This project will provide funding to bring the existing ADA parking space up to code, and will include the removal of the asphalt and replacement with P.C. concrete, updated signage, re-striping, re-grading and any other necessary upgrades. This project will also provide for the addition of a path of travel from the parking space to the gate to the visitor's entrance. 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 a reference for this project.

BUILDING SIGNAGE**Project Index #: 9972SIT2****Construction Cost \$6,000**

The site contains numerous buildings with no signage identifying function or contents. Some of the buildings contain flammable liquids or gases. In case of emergency the buildings should be identified for safety purposes. This project would provide funding for signage to be installed on all of the buildings.

This project or a portion thereof was previously recommended in the FCA report dated 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

EXTERIOR LIGHTING**Project Index #: 9972SEC2****Construction Cost \$240,000**

The entrance road, parking area and site have insufficient, poor and none functional lighting. Considering the environment of the site, this area needs to be well lit. This project will provide funding for the purchase and installation of 30 additional LED fixtures; 30' light poles and 30" diameter raised concrete bases; electrical trenching; conduit; wiring, and required connections to the existing utilities. The light poles should match the existing light poles located in the surrounding area.

This project or a portion thereof was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

FENCE UPGRADE**Project Index #: 9972SEC0****Construction Cost \$10,000**

The chain link perimeter fence is currently 7' high. For security purposes the staff has requested repairs to the bottom tension wire to prevent inmates from bending the fence up and crawling underneath. This project will provide for 2000' of new tension wire that will be installed at the bottom of the existing perimeter fence. It will also provide for the removal of dirt that has built up along the fence.

HAZARDOUS COMMUNICATION PROGRAM

Project Index #: 9972SIT5
Construction Cost \$2,000

Due to the storage of hazardous materials, this site shall comply with International Fire Code (IFC) 2012 Chapter 4 Emergency Planning and Preparedness, and have a written Hazardous Materials Management Plan, including but not limited to, Section 5003 Safety Data Sheets, Section 406 Employee Training and Response Procedures and Section 407 Hazard Communication. Chapter 50 Section 5001 will provide additional assistance in devising and implementing a hazardous communication program.

SIDEWALK REPLACEMENT

Project Index #: 9972SIT1
Construction Cost \$76,000

The sidewalks serving the buildings on this site are deteriorated and failing. In some areas cracks wider than four inches have been identified, and there is settling in many locations. This project addresses removal and replacement of existing sidewalks as needed. 4" thick concrete sidewalks were used for this estimate. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) were used as a reference for this project. This project includes providing an accessible path of travel from the ADA parking area through the gatehouse to the visitors area which is located in the Housing Unit. This project or a portion thereof was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

SITE BOLLARDS

Project Index #: 9972SIT3
Construction Cost \$12,000

The site has a fueling area for agency vehicles. The above ground fuel tank requires bollards for protection from vehicle impact per International Fire Code (IFC) 2012. This project would provide for the purchase and installation of 12 - 8" concrete filled steel bollards to protect the fuel tank.

This project or a portion thereof was previously recommended in the FCA report dated 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$183,900

Necessary - Not Yet Critical Two to Four Years

CRACK FILL & SEAL ASPHALT PAVING

Project Index #: 9972SIT8
Construction Cost \$108,900

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads, parking areas and driving test 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. 87,120 square feet of asphalt area was used to generate this estimate. It is recommended that this project coincide with the ADA Parking Space project.

This project or a portion thereof was previously recommended in the FCA report dated 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

SITE DRAINAGE UPGRADES

Project Index #: 9972SIT4
Construction Cost \$75,000

The grade does not slope away effectively from the buildings. Water has pooled against the foundation. In the winter months, as the water freezes against the foundation, over time, this can cause damage to the foundation. It is recommended per International Building Code (IBC) 1804.3 Site Grading the ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. This project would create a 5% slope away from the buildings. Additional drainage swales shall be installed, as needed. It is recommended that the grading be completed within 2-3 years.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$378,200
Priority Class 2:	\$183,900
Priority Class 3:	\$0
Grand Total:	\$562,100

WASTEWATER TREATMENT BUILDING

SPWD Facility Condition Analysis - 3786

Survey Date: 1/10/2017

WASTEWATER TREATMENT BUILDING BUILDING REPORT

The Wastewater Treatment Building is a wood framed structure on a concrete slab on grade foundation with wood siding and an asphalt composition shingle roofing system. This building contains the electronic controls for the wastewater treatment plant.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$5,400****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 3786EXT2****Construction Cost \$3,000**

The exterior metal 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 door assembly with a new metal door, frame and hardware. Removal and disposal of the existing door is included in this estimate.

EXTERIOR FINISHES**Project Index #: 3786EXT1****Construction Cost \$1,200**

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.

INTERIOR FINISHES**Project Index #: 3786INT1****Construction Cost \$1,200**

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.

BUILDING INFORMATION:**Gross Area (square feet): 120****Year Constructed: 2006****Exterior Finish 1: 100 # Wood****Exterior Finish 2: 0 #****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 0 # U****IBC Occupancy Type 2: 0 #****Construction Type:****IBC Construction Type: V-A****Percent Fire Suppressed: 0 #****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$45.00
Priority Class 2:	\$5,400	Total Facility Replacement Construction Cost:	\$24,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$5,400	FCNI:	23%

ARSENIC TREATMENT BUILDING

SPWD Facility Condition Analysis - 3754

Survey Date: 7/7/2016

ARSENIC TREATMENT BUILDING BUILDING REPORT

The Arsenic Treatment Building is an all metal cargo container with metal exterior doors and a window. The cargo container has a fully finished interior with Fiberglass Reinforced Panels (FRP).

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$3,200****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 3754SFT1****Construction Cost \$1,600**

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 and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 3754INT1****Construction Cost \$1,600**

It is recommended to maintain the Fiberglass Reinforced Panels (FRP) at least once in the next 4-5 years. This will include cleaning all surfaces, if needed, adding additional adhesive or fasteners to the FRP, caulking and to make necessary repairs to expansion joints and moldings. This project should be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 160****Year Constructed: 2010****Exterior Finish 1: 100 # Metal Siding****Exterior Finish 2: 0 #****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 # U****IBC Occupancy Type 2: 0 #****Construction Type: All Metal Cargo Container****IBC Construction Type:****Percent Fire Suppressed: 0 #****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$40,000
Priority Class 3:	\$3,200	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$3,200	FCNI:	8%

WATER TANK

SPWD Facility Condition Analysis - 2554

Survey Date: 7/7/2016

**WATER TANK
BUILDING REPORT**

The water tank is located on the north side of the Humboldt Conservation Camp site in a secure area. The tank has a 250,000 gallon capacity and is used for domestic, irrigation and fire protection for the site and buildings.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$17,000****Currently Critical****Immediate to Two Years****Project Index #: 2554EXT3****GUARDRAIL****Construction Cost \$12,000**

The National Fire Protection Association (NFPA) 22 standard designates the requirements for water tanks used for private fire protection. This tank is used to store water for fire protection and is an American Water Works Association (AWWA) D100 tank that is required to have 360° guardrails. This project would provide for the purchase and installation of new guardrails to be located at the top of the water tank.

Project Index #: 2554INT1**INTERIOR FINISHES****Construction Cost \$5,000**

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 American National Standards Institute (ANSI), National Sanitation Foundation (NSF) and American Water Works Association (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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$15,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2554EXT2****EXTERIOR FINISHES****Construction Cost \$15,000**

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 a weather tight condition. It is recommended that this project is implemented in the next 2-3 years and is recommended on a cyclical basis based on environmental conditions. This project or a portion thereof was previously recommended in the FCA report dated 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

BUILDING INFORMATION:

Gross Area (square feet): 1,500
Year Constructed: 2006
Exterior Finish 1: 100 # Painted Steel
Exterior Finish 2: 0 #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # U-2
IBC Occupancy Type 2: 0 #
Construction Type: Bolted Steel Water Tank
IBC Construction Type: I-FR
Percent Fire Supressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$17,000	Project Construction Cost per Square Foot:	\$21.33
Priority Class 2:	\$15,000	Total Facility Replacement Construction Cost:	\$1,000,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$667
Grand Total:	\$32,000	FCNI:	3%

NDF COMPRESSOR BUILDING

SPWD Facility Condition Analysis - 2147

Survey Date: 7/7/2016

NDF COMPRESSOR BUILDING BUILDING REPORT

The NDF Compressor Building is a wood framed structure on a concrete slab-on-grade foundation with painted T1-11 siding and a standing seam metal roof. The interior is unfinished plywood and contains an electric baseboard heater to keep the air compressor from freezing in the winter time.

PRIORITY CLASS 1 PROJECTS	Total Construction Cost for Priority 1 Projects:	\$800
Currently Critical	Immediate to Two Years	

GFCI OUTLETS

Project Index #: 2147ELE1
Construction Cost \$800

The existing receptacles in the compressor room and outside are standard duplex receptacles. The 2011 National Electrical Code (NEC) 210.8 requires these locations to have Ground Fault Circuit Interrupter (GFCI) protection. This project would provide for removing the standard receptacles and installing GFCI receptacles. This project or a portion thereof was previously recommended in the FCA report dated 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

PRIORITY CLASS 2 PROJECTS	Total Construction Cost for Priority 2 Projects:	\$1,120
Necessary - Not Yet Critical	Two to Four Years	

EXTERIOR FINISHES

Project Index #: 2147EXT1
Construction Cost \$1,120

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. 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.

BUILDING INFORMATION:

Gross Area (square feet):	112	
Year Constructed:	1988	
Exterior Finish 1:	100 #	T1-11 Siding
Exterior Finish 2:	#	
Number of Levels (Floors):	1	Basement? No
IBC Occupancy Type 1:	100 #	U-1
IBC Occupancy Type 2:	#	
Construction Type:	Wood Framing	
IBC Construction Type:	V-N	
Percent Fire Suppressed:	0	#

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$800	Project Construction Cost per Square Foot:	\$17.14
Priority Class 2:	\$1,120	Total Facility Replacement Construction Cost:	\$22,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$1,920	FCNI:	9%

HAZARDOUS MATERIAL STORAGE BUILDING

SPWD Facility Condition Analysis - 2143

Survey Date: 7/7/2016

**HAZARDOUS MATERIAL STORAGE BUILDING
BUILDING REPORT**

The Hazardous Material Storage Building is a portable steel structure that is being used for storage of products that contain hazardous materials.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$32,960****Currently Critical****Immediate to Two Years****EXPLOSION PROOF INTERIOR LED LIGHTING****Project Index #: 2143ENR1****Construction Cost \$2,000**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient or explosion proof. This project will upgrade fixtures to higher efficiency units with longer life cycles and will be explosion proof. 4' LEDs in class 1 explosion proof fixtures are suggested. Occupancy sensors will be installed for additional savings. Electrical wiring upgrades have not been included in this estimate.

EXTERIOR FINISHES**Project Index #: 2143EXT1****Construction Cost \$960**

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

HAZARDOUS MATERIALS STORAGE**Project Index #: 2143SFT4****Construction Cost \$30,000**

The Hazardous Material Storage Building contains hazardous materials (i.e. gasoline, herbicides and pesticides). Per International Fire Code (IFC) 2012 Hazardous Materials, and in accordance with National Fire Protection Association (NFPA); where hazardous materials are stored, dispensed or used, section 5003 states the proper use and application is to have mechanical exhaust and ventilation, and hazard identification signs shall be installed. Refer to section 5004 and 5005 for the proper use and setup. It is important to comply with all applicable codes. This project would provide for all requirements in IFC 2012, to include section 105 permits and inspections through the State Fire Marshal's Office and the State Public Works Division.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$10,000****Necessary - Not Yet Critical****Two to Four Years****EXHAUST FAN INSTALLATION****Project Index #: 2143HVA1****Construction Cost \$10,000**

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.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$960****Long-Term Needs****Four to Ten Years****Project Index #: 2143INT3****INTERIOR FINISHES****Construction Cost \$960**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 4-5 years and that this project scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.

BUILDING INFORMATION:

Gross Area (square feet): 96
Year Constructed: 1986
Exterior Finish 1: 100 # Painted Steel
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: # U
IBC Occupancy Type 2: #
Construction Type: Steel Storage Trailer
IBC Construction Type:
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$32,960	Project Construction Cost per Square Foot:	\$457.50
Priority Class 2:	\$10,000	Total Facility Replacement Construction Cost:	\$10,000
Priority Class 3:	\$960	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$43,920	FCNI:	439%

FUEL ISLAND BUILDING

SPWD Facility Condition Analysis - 2142

Survey Date: 7/7/2016

**FUEL ISLAND BUILDING
BUILDING REPORT**

The Fuel Island Building is a wood framed structure on a concrete slab-on-grade foundation with painted wood siding and an asphalt composition roof. The building is used for the storage of fuel related items and small propane tanks. The above ground fueling tank is located adjacent to this building.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$30,980****Currently Critical****Immediate to Two Years****EXTERIOR FINISHES****Project Index #: 2142EXT2****Construction Cost \$980**

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 and painting and caulking the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

HAZARDOUS MATERIALS STORAGE**Project Index #: 2142SFT2****Construction Cost \$30,000**

The Fuel Island Building contains hazardous materials (i.e. gasoline, herbicides and pesticides). Per International Fire Code (IFC) 2012 Hazardous Materials, and in accordance with National Fire Protection Association (NFPA); where hazardous materials are stored, dispensed or used, section 5003 states the proper use and application is to have mechanical exhaust and ventilation, and hazard identification signs shall be installed. Refer to section 5004 and 5005 for the proper use and setup. It is important to comply with all applicable codes. This project would provide for all requirements in IFC 2012, to include section 105 permits and inspections through the State Fire Marshal's Office and the State Public Works Division.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$4,606****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR SIDING REPLACEMENT****Project Index #: 2142EXT1****Construction Cost \$2,450**

The wood siding has some areas that are damaged from exposure to the elements and should be replaced. This project would provide for the removal and replacement of damaged siding and trim including caulking and painting to match existing conditions.

INTERIOR FINISHES**Project Index #: 2142INT1****Construction Cost \$980**

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.

ROOF REPLACEMENT**Project Index #: 2142EXT3****Construction Cost \$1,176**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition shingle roof and new underlayments. This estimate includes removal and disposal of the old asphalt composition shingle roof.

BUILDING INFORMATION:

Gross Area (square feet): 98
Year Constructed: 1988
Exterior Finish 1: 100 # Painted Wood Siding
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # H-3
IBC Occupancy Type 2: #
Construction Type: Wood Framing
IBC Construction Type: V-N
Percent Fire Supressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$30,980	Project Construction Cost per Square Foot:	\$363.12
Priority Class 2:	\$4,606	Total Facility Replacement Construction Cost:	\$20,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$35,586	FCNI:	178%

MECHANICAL SHOP

SPWD Facility Condition Analysis - 2141

Survey Date: 7/7/2016

**MECHANICAL SHOP
BUILDING REPORT**

The Mechanical Shop is a wood framed structure on a concrete slab-on-grade foundation with painted wood siding and a standing seam metal roof. The building is used for repairs and maintenance of camp equipment.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$12,000****Currently Critical****Immediate to Two Years****DOOR HARDWARE REPLACEMENT****Project Index #: 2141INT2****Construction Cost \$2,000**

The doors have manually operated flush bolts with a padlock on the outside of each door. International Building Code (IBC) 2012 chapter 10 Means of Egress, section 1008, manually operated flush bolts or surface bolts are not permitted. This project is to install new Schlage grade 1 or approved equal keyed ADA approved dead bolts and levers.

SAFETY CABINETS**Project Index #: 2141SFT1****Construction Cost \$10,000**

The building contains many different paints, stains, and other hazardous products located on open shelves and on the floor. This does not meet OSHA standards or International Fire Code (IFC) for hazardous materials containment. This project would provide a self-closing hazardous storage container in the building and install placards on the building exterior in accordance with Occupational Safety and Health Administration (OSHA) 1910.106 (d) and IFC chapter 57 section 5704.3.2.1.3.

This project or a portion thereof was previously recommended in the FCA report dated 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$19,200****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 2141EXT0****Construction Cost \$9,600**

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 windows, 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.

INTERIOR FINISHES**Project Index #: 2141INT1****Construction Cost \$9,600**

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.

BUILDING INFORMATION:

Gross Area (square feet): 960
Year Constructed: 1988
Exterior Finish 1: 100 # Painted Wood Siding
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # H-4
IBC Occupancy Type 2: #
Construction Type: Wood Framing
IBC Construction Type: V-N
Percent Fire Supressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$12,000	Project Construction Cost per Square Foot:	\$32.50
Priority Class 2:	\$19,200	Total Facility Replacement Construction Cost:	\$288,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$31,200	FCNI:	11 %

OFFICE TRAILER

SPWD Facility Condition Analysis - 2140

Survey Date: 7/7/2016

OFFICE TRAILER BUILDING REPORT

The Office Trailer is used by NDF staff to store herbicides, pesticides and equipment. The trailer sits on a non-permanent foundation and has T1-11 wood skirting. The building is accessed by a portable metal stair system.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$36,610****Currently Critical****Immediate to Two Years****DOOR HARDWARE REPLACEMENT****Project Index #: 2140INT2****Construction Cost \$2,000**

The doors have manually operated flush bolts with a padlock on the outside of each door. International Building Code (IBC) 2012 chapter 10 Means of Egress, section 1008, manually operated flush bolts or surface bolts are not permitted. This project is to install new Schlage grade 1 or approved equal keyed ADA approved dead bolts and levers.

EXPLOSION PROOF INTERIOR LED LIGHTING**Project Index #: 2140ENR2****Construction Cost \$2,000**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient or explosion proof. This project will upgrade fixtures to higher efficiency units with a longer life cycle and will be explosion proof. 4' LEDs with a class 1 explosion proof are suggested. Occupancy sensors will be installed for additional savings. Electrical wiring upgrades have not been included in this estimate.

EXTERIOR FINISHES**Project Index #: 2140EXT1****Construction Cost \$2,610**

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

HAZARDOUS MATERIALS STORAGE**Project Index #: 2140SFT3****Construction Cost \$30,000**

The Hazardous Material Storage Building contains hazardous materials (i.e. gasoline, herbicides and pesticides). Per International Fire Code (IFC) 2012 Hazardous Materials, and in accordance with National Fire Protection Association (NFPA); where hazardous materials are stored, dispensed or used, section 5003 states the proper use and application is to have mechanical exhaust and ventilation, and hazard identification signs shall be installed. Refer to section 5004 and 5005 for the proper use and setup. It is important to comply with all applicable codes. This project would provide for all requirements in IFC 2012, to include section 105 permits and inspections through the State Fire Marshal's Office and the State Public Works Division.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$5,610****Necessary - Not Yet Critical****Two to Four Years****INTERIOR FINISHES****Project Index #: 2140INT1****Construction Cost \$2,610**

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.

Project Index #: 2140EXT3
Construction Cost \$3,000

WOOD SKIRTING REPLACEMENT

The skirting on the modular building is made of T1-11 and was in poor condition at the time of the survey. International Building Code (IBC) 2012, section 2304.11.2.6, wood siding clearance between wood siding and earth on the exterior of a building shall not be less than 6 inches (152 mm) or less than 2 inches (51mm) vertical from concrete steps, porch slabs, patio slabs and similar horizontal surfaces exposed to the weather except where siding, sheathing and wall framing are of naturally durable or preservative-treated wood. This project would provide for the removal of the T1-11 skirting and the installation of new vinyl skirting.

BUILDING INFORMATION:

Gross Area (square feet): 261
Year Constructed: 1986
Exterior Finish 1: 100 # Painted Metal Siding
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # B
IBC Occupancy Type 2: #
Construction Type: Converted Trailer
IBC Construction Type: V-N
Percent Fire Supressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$36,610	Project Construction Cost per Square Foot:	\$161.76
Priority Class 2:	\$5,610	Total Facility Replacement Construction Cost:	\$20,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$75
Grand Total:	\$42,220	FCNI:	211 %

METAL STORAGE SHED

SPWD Facility Condition Analysis - 2139

Survey Date: 7/7/2016

METAL STORAGE SHED BUILDING REPORT

The Metal Storage Shed is a structure constructed of all steel decking. It is used primarily for storage of hand tools.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$21,504****Necessary - Not Yet Critical****Two to Four Years****CONCRETE FOUNDATION****Project Index #: 2139EXT2****Construction Cost \$19,200**

The Metal Storage Shed floor is made of plywood and was in poor condition at the time of the survey. This project would provide for the removal of the plywood flooring, metal shed walls, and roofing, and additionally for the installation of a stem wall, 4" thick concrete floor and an apron in front of the building. The Metal Storage Shed walls and roof would need to be anchored to the stem wall per the engineer's or architect's design. Additionally, this project would require a plan review and permit from State Public Works Division.

EXTERIOR FINISHES**Project Index #: 2139EXT1****Construction Cost \$384**

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 caulking and sealing the 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.

INTERIOR FINISHES**Project Index #: 2139INT1****Construction Cost \$1,920**

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.

BUILDING INFORMATION:**Gross Area (square feet): 192****Year Constructed: 1986****Exterior Finish 1: 100 # Steel Decking****Exterior Finish 2: #****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 # S-2****IBC Occupancy Type 2: #****Construction Type: Steel Framing****IBC Construction Type: V-N****Percent Fire Suppressed: 0 #****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$112.00
Priority Class 2:	\$21,504	Total Facility Replacement Construction Cost:	\$7,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$35
Grand Total:	\$21,504	FCNI:	307%

SAW SHOP

SPWD Facility Condition Analysis - 2138

Survey Date: 7/7/2016

SAW SHOP BUILDING REPORT

The Saw Shop is a converted trailer with metal siding and has a roof that rests on piers. The building is used for storing and maintaining chain saws and servicing hand tools and equipment used by Nevada Division of Forestry (NDF) crews.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$2,000**
Currently Critical **Immediate to Two Years**

DOOR HARDWARE REPLACEMENT

Project Index #: 2138INT2
Construction Cost \$2,000

The doors have manually operated flush bolts with a padlock on the outside of each door. International Building Code (IBC) 2012 chapter 10 Means of Egress, section 1008, manually operated flush bolts or surface bolts are not permitted. This project is to install new Schlage grade 1 or approved equal keyed ADA approved dead bolts and levers.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$63,860**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR DOOR REPLACEMENT

Project Index #: 2138EXT4
Construction Cost \$8,000

The 2 exterior wood man doors appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement of the wood doors with new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

EXTERIOR FINISHES

Project Index #: 2138EXT1
Construction Cost \$4,800

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting 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.

HEATER REPLACEMENT

Project Index #: 2138HVA1
Construction Cost \$7,200

The existing heating system consists of a wall mounted electric/propane heater and it does not have cooling equipment. The heater is inefficient and should be replaced with a propane fired heater 80% AFUE or higher unit. This project would replace the existing heater.

INTERIOR REMODEL

Project Index #: 2138INT3
Construction Cost \$24,000

The interior fixtures and finishes are in general disrepair and the building is due for a complete remodel. This project would provide for removal and replacement of the flooring, doors and frames, cabinetry, trim and baseboards and any other interior finishes and fixtures in need of replacement.

LIGHTING UPGRADE

Project Index #: 2138INT0
Construction Cost \$2,100

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

Project Index #: 2138EXT2

Construction Cost \$5,760

The metal roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a standing seam metal roofing system. This estimate includes removal and disposal of the old roofing.

STAIRWAY REPAIRS

Project Index #: 2138SIT1

Construction Cost \$9,000

The 2012 International Building Code (IBC) section 1009.11 requires handrails to be installed on stairs with two or more risers. There are two stairways that provide access to the saw shop. They do not have any handrails. This project would provide for the repair of the existing stairs and installation of handrails on each side of the stairways.

This project or a portion thereof was previously recommended in the FCA report dated 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

WOOD SKIRTING REPLACEMENT

Project Index #: 2138EXT3

Construction Cost \$3,000

The skirting on the modular building is made of T1-11 and was in poor condition at the time of the survey. International Building Code (IBC) 2012, section 2304.11.2.6, wood siding clearance between wood siding and earth on the exterior of a building shall not be less than 6 inches (152 mm) or less than 2 inches (51mm) vertical from concrete steps, porch slabs, patio slabs and similar horizontal surfaces exposed to the weather except where siding, sheathing and wall framing are of naturally durable or preservative-treated wood. This project would provide for the removal of the T1-11 skirting and the installation of new vinyl skirting.

BUILDING INFORMATION:

Gross Area (square feet): 480
Year Constructed: 1986
Exterior Finish 1: 100 # Metal Siding
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # U-1
IBC Occupancy Type 2: #
Construction Type: Converted Trailer
IBC Construction Type: V-N
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$2,000	Project Construction Cost per Square Foot:	\$137.21
Priority Class 2:	\$63,860	Total Facility Replacement Construction Cost:	\$48,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$65,860	FCNI:	137%

**NDF ADMINISTRATION OFFICE
BUILDING REPORT**

The NDF Administration Office is a wood and steel framed structure on a concrete slab-on-grade foundation with metal siding and a standing seam metal roof. The building contains support offices and a shop area for the day to day operations of the camp. There is a small unisex restroom inside the building. The interior walls and ceilings of the offices are painted gypsum board except for the shop area.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$93,300**
Currently Critical **Immediate to Two Years**

ADA ACCESSIBLE COUNTER

Project Index #: 1605ADA5
Construction Cost \$4,000

The Americans with Disabilities Act (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 International Building Code (IBC), ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

ADA RESTROOM UPGRADE

Project Index #: 1605ADA1
Construction Cost \$14,000

The building does not have an accessible restroom. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 International Building Code (IBC), ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. The project should be implemented concurrently with the Shower Installation project.

This project or a portion thereof was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

ADA SHOWER INSTALLATION

Project Index #: 1605INT1
Construction Cost \$7,500

The Nevada Division of Forestry (NDF) uses large quantities of herbicides, chemicals and also provides fire fighting services. After spraying chemicals, there is no shower for NDF employees to wash off these chemicals and no place to clean up after fighting a fire. This project would provide funding for the installation of an accessible unisex shower. Cost includes plumbing, fiberglass shower stall, exhaust fan, gypsum board, and needed electrical. The final design may impact these costs and are not included in this estimate. This project should coincide with the ADA Restroom Upgrade project.

This project or a portion thereof was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

Project Index #: 1605ADA2
Construction Cost \$3,000

ADA SIGNAGE

Americans with Disabilities Act (ADA) regulations pertaining to building access 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. The signage in this facility does not comply with these criteria. It is recommended that applicable signage be installed where required. The 2012 International Building Code (IBC), ICC/ANSI A117.1 - 2009, Nevada Revised Statutes (NRS) 338.180 and the most current version of the ADA Standards For Accessible Design were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

Project Index #: 1605ADA4
Construction Cost \$7,000

ADA UPGRADES

Section 4.13.9 of the Americans with Disabilities Act Accessibility Guidelines (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.

This project or a portion thereof was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

Project Index #: 1605SFT5
Construction Cost \$2,000

DOOR HARDWARE REPLACEMENT

The doors have manually operated flush bolts with a padlock on the outside of each door. International Building Code (IBC) 2012 chapter 10 Means of Egress, section 1008, manually operated flush bolts or surface bolts are not permitted. This project is to install new Schlage grade 1 or approved equal keyed ADA approved dead bolts and levers.

Project Index #: 1605SFT4
Construction Cost \$1,800

EXIT SIGN UPGRADE

The existing exit signs in this building are outdated and should be replaced with new self-illuminated or LED style signs with battery-backed internal systems. International Building Code (IBC) 2012 chapter 10 was referenced for this project. This project or a portion thereof was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

Project Index #: 1605SFT0
Construction Cost \$50,000

FIRE SUPPRESSION SYSTEM INSTALLATION

The building is a B occupancy per the 2012 International Building Code (IBC). Pursuant to the Nevada State Fire Marshal Regulation, Nevada Administrative Code (NAC) 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken. This project also includes an allowance for 100 lineal feet of 4" water line, excavation and backfill, all fittings and an above ground backflow prevention device. This project or a portion thereof was previously recommended in the FCA report dated 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

Project Index #: 1605HVA2
Construction Cost \$4,000

HEATER REPLACEMENT

The garage part of the building is heated by two ceiling mounted propane-fired heating units. They are original to the building and one of the units was not working at the time of the survey. They have both reached the end of their useful life. This project provides for the disposal of the existing units and replacement with two new propane-fired units including connections to utilities.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$38,000****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 1605EXT1****Construction Cost \$3,600**

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, 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.

INTERIOR FINISHES**Project Index #: 1605INT3****Construction Cost \$18,000**

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 adequately prepared to receive the coating. An epoxy-based paint should be utilized in wet areas for durability.

LIGHTING UPGRADE**Project Index #: 1605ELE1****Construction Cost \$14,400**

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.

This project or a portion thereof was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

WATER HEATER REPLACEMENT**Project Index #: 1605PLM4****Construction Cost \$2,000**

There is a 40 gallon electric water heater in the building that was installed in 2011. 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 3-4 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): 1,800****Year Constructed: 1986****Exterior Finish 1: 100 # Metal Siding****Exterior Finish 2: #****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 60 # B****IBC Occupancy Type 2: 40 # S-1****Construction Type: Wood and Steel Construction****IBC Construction Type: V-N****Percent Fire Suppressed: 0 #****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$93,300	Project Construction Cost per Square Foot:	\$72.94
Priority Class 2:	\$38,000	Total Facility Replacement Construction Cost:	\$720,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$400
Grand Total:	\$131,300	FCNI:	18%

PUMP HOUSE

SPWD Facility Condition Analysis - 1400

Survey Date: 7/7/2016

**PUMP HOUSE
BUILDING REPORT**

The Pump House is a plywood framed structure on a concrete slab-on-grade foundation with painted wood siding and a rolled asphalt roof system. The building contains the domestic water pump for the well and a water treatment system.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$14,000****Currently Critical****Immediate to Two Years****ELECTRIC HEATER REPLACEMENT****Project Index #: 1400HVA2****Construction Cost \$6,000**

There are two electric heaters in the building that are not adequate and have reached the end of their expected life. This project recommends replacing the two electric heaters and installing an additional electric heater. The estimate includes removal and disposal of the existing equipment.

EXTERIOR FINISHES**Project Index #: 1400EXT2****Construction Cost \$3,200**

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 the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INSULATE BUILDING**Project Index #: 1400ENR1****Construction Cost \$4,800**

The building is not insulated and is not energy efficient. Due to this, the heater continuously runs and the water pipes are at risk of damage caused by freezing temperatures. This project will install (R19) batt insulation in the walls and (R38) batt insulation in the ceiling with impermeable vinyl surface to help moderate temperature fluctuations.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$13,600****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 1400EXT3****Construction Cost \$4,000**

The exterior metal doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the double door assembly with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

EXTERIOR SIDING REPLACEMENT**Project Index #: 1400EXT1****Construction Cost \$6,400**

The Pump House has painted plywood siding that is due for replacement. The existing siding is in poor condition and will no longer hold paint. This project recommends removing the plywood siding and replacing it with T1-11 panels finished with an oil-based paint.

INTERIOR FINISHES**Project Index #: 1400INT1****Construction Cost \$3,200**

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.

BUILDING INFORMATION:

Gross Area (square feet): 320
Year Constructed: 1987
Exterior Finish 1: 100 # Painted Wood Siding
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # U-1
IBC Occupancy Type 2: #
Construction Type: Wood Framing
IBC Construction Type: V-N
Percent Fire Supressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$14,000	Project Construction Cost per Square Foot:	\$86.25
Priority Class 2:	\$13,600	Total Facility Replacement Construction Cost:	\$64,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$27,600	FCNI:	43%

NDF MAINTENANCE SHOP

SPWD Facility Condition Analysis - 1399

Survey Date: 7/7/2016

NDF MAINTENANCE SHOP BUILDING REPORT

The Nevada Division of Forestry (NDF) Maintenance Shop is a steel framed structure on a concrete slab-on-grade foundation with metal siding and a standing seam metal roof. The building is used for maintenance of camp equipment and includes a woodshop and a boot storage area.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$68,500****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 1399ADA7****Construction Cost \$40,000**

The building does not have an accessible restroom. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the restroom into an ADA compliant restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 International Building Code (IBC), ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

DOOR HARDWARE REPLACEMENT**Project Index #: 1399SFT4****Construction Cost \$2,000**

The doors have manually operated flush bolts with a padlock on the outside of each door. International Building Code (IBC) 2012 chapter 10 Means of Egress, section 1008, manually operated flush bolts or surface bolts are not permitted. This project is to install new Schlage grade 1 or approved equal keyed ADA approved dead bolts and levers.

ELECTRICAL OUTLET REPAIR**Project Index #: 1399ELE8****Construction Cost \$600**

The building has several interior and exterior electrical outlets which are damaged. Some outlets appear to have shorted out or have arced, leaving burn marks on them. Others are missing safety covers. These problems pose the risk of fire and injury. This project would provide for repair and/or replacement of the damaged electrical outlets.

EMERGENCY EYE WASH STATION**Project Index #: 1399SFT2****Construction Cost \$3,500**

The building has outdated containers of eye wash solution. Where the eyes or body of any person may be exposed to injurious corrosive materials, suitable facilities for quick drenching or flushing of the eyes and body shall be provided within the work area for immediate emergency use, Occupational Safety and Health Administration (OSHA) 1910.151(c). This project would provide funding for the purchase and the installation of an emergency eye and body wash station.

This project or a portion thereof was previously recommended in the FCA report dated 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

EXIT SIGN AND EGRESS LIGHTING INSTALLATION**Project Index #: 1399SFT8****Construction Cost \$2,400**

The building does not have emergency lighting and the exit signs do not meet current standards. 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. International Building Code (IBC) 2012 chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

INTERIOR STAIR HANDRAIL REPLACEMENT

Project Index #: 1399ADA1
Construction Cost \$9,000

The stairs and handrails between the first floor and the mezzanine do not meet the requirements in the 2012 International Building Code (IBC) sections 1009 and 1012. This project would provide funding to remove and replace the stairway and handrail and replace with new stairs and handrails.

This project or a portion thereof was previously recommended in the FCA report dated 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

OSHA COMPLIANT LADDER

Project Index #: 1399SFT3
Construction Cost \$800

The ladder in the mezzanine was constructed in-house and does not comply with OSHA guidelines. This project recommends an Occupational Safety and Health Administration (OSHA) compliant ladder per OSHA 1926.1053 for the interior mezzanine storage area of the building.

STRUCTURAL REPAIRS

Project Index #: 1399STR6
Construction Cost \$8,000

A storage area has been constructed in the Maintenance Shop, accessed via stairs. There is no record of a Capital Improvement Project (CIP) for this work or of any structural evaluations having been conducted. This project recommends adding structural members to the existing framing to ensure proper load bearing capacity. This will require a structural design from a licensed engineer, inspections and permitting which are not included in the estimate.

WATER HEATER REPLACEMENT

Project Index #: 1399PLM1
Construction Cost \$2,200

There is an electric water heater in the building. The average lifespan of a water heater is eight to ten years. This unit was not working at the time of the survey. It is recommended that a new electric water heater, seismic straps, braided steel hoses, expansion tank, ball valve, new flex gas line and pan be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$21,200

Necessary - Not Yet Critical

Two to Four Years

HEATER REPLACEMENT

Project Index #: 1399HVA8
Construction Cost \$3,600

The existing heating system consists of a ceiling mounted propane heater (30,000 - 50,000 BTU) and does not have cooling equipment. The heater is inefficient and should be replaced with a propane fired heater 80% AFUE or higher unit. This project would provide for disposal of the existing unit and replacement with a new propane fired unit including connections to utilities.

INTERIOR FINISHES

Project Index #: 1399INT1
Construction Cost \$9,600

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 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

OVERHEAD DOOR REPLACEMENT

Project Index #: 1399EXT3
Construction Cost \$8,000

There is a 16'x14' overhead coiling door which is damaged and does not function properly. It is original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling door and replacement with a motorized door.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,920****Long-Term Needs****Four to Ten Years****Project Index #: 1399EXT1****EXTERIOR FINISHES****Construction Cost \$1,920**

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 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 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

BUILDING INFORMATION:

Gross Area (square feet): 960
Year Constructed: 1987
Exterior Finish 1: 100 # Metal Siding
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # S-3
IBC Occupancy Type 2: #
Construction Type: Steel Construction
IBC Construction Type: V-N
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$68,500	Project Construction Cost per Square Foot:	\$95.44
Priority Class 2:	\$21,200	Total Facility Replacement Construction Cost:	\$288,000
Priority Class 3:	\$1,920	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$91,620	FCNI:	32%

STORAGE SHED

SPWD Facility Condition Analysis - 1398

Survey Date: 7/7/2016

STORAGE SHED BUILDING REPORT

The Storage Shed is a wood framed structure on a concrete slab-on-grade foundation with painted wood siding and an asphalt composition roof. It is located in the north portion of the camp next to the pump house and water tank.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$4,136**
Currently Critical **Immediate to Two Years**

EXTERIOR FINISHES**Project Index #: 1398EXT3****Construction Cost \$1,880**

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 the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

ROOF REPLACEMENT**Project Index #: 1398EXT1****Construction Cost \$2,256**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next year with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$18,640**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR DOOR REPLACEMENT**Project Index #: 1398EXT4****Construction Cost \$8,000**

There are two exterior doors that are damaged from abuse and age. This project would provide for the removal of the existing doors and the purchase and installation of new solid core wood doors. All hardware and painting is included in this estimate. Hardware to include security keys and fusible locks. This estimate is for 2 doors.

EXTERIOR LANDING INSTALLATION**Project Index #: 1398SFT1****Construction Cost \$5,000**

There is an out-swinging exterior door from the building which swings out over a step and does not have a landing that complies with International Building Code (IBC) 2012. 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.

EXTERIOR SIDING REPLACEMENT**Project Index #: 1398EXT2****Construction Cost \$3,760**

The storage shed has painted T1-11 siding that is due for replacement. The existing siding is in poor condition and will no longer hold paint. This project recommends removing the T1-11 siding and replacing it with new T1-11 siding finished with an oil-based stain or paint.

INTERIOR FINISHES**Project Index #: 1398INT1****Construction Cost \$1,880**

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.

BUILDING INFORMATION:

Gross Area (square feet): 188
Year Constructed: 1986
Exterior Finish 1: 100 # Painted Wood Siding
Exterior Finish 2: #
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 # S-2
IBC Occupancy Type 2: #
Construction Type: Wood Framing
IBC Construction Type: V-N
Percent Fire Supressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$4,136	Project Construction Cost per Square Foot:	\$121.15
Priority Class 2:	\$18,640	Total Facility Replacement Construction Cost:	\$38,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$22,776	FCNI:	60%

MULTI-PURPOSE BUILDING

SPWD Facility Condition Analysis - 1397

Survey Date: 7/7/2016

**MULTI-PURPOSE BUILDING
BUILDING REPORT**

The Multi-Purpose Building is a steel framed structure on a concrete slab-on-grade foundation with metal siding and a standing seam metal roof. The building contains a gymnasium area, laundry room, storage rooms and an upstairs storage loft for food items used by the culinary staff.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$114,750****Currently Critical****Immediate to Two Years****ADA RESTROOM REMODEL****Project Index #: 1397ADA1****Construction Cost \$15,000**

The building does not have an accessible restroom. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 International Building Code (IBC), ICC/ANSI A117.1 - 2009, Nevada Revised Statutes (NRS) 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

DOOR HARDWARE REPLACEMENT**Project Index #: 1397INT4****Construction Cost \$4,000**

The doors have manually operated flush bolts with a padlock on the outside of each door. International Building Code (IBC) 2012 chapter 10 Means of Egress, section 1008, manually operated flush bolts or surface bolts are not permitted. This project is to install new Schlage grade 1 or approved equal keyed ADA approved dead bolts and levers.

DUST COLLECTION SYSTEM INSTALLATION**Project Index #: 1397ENV1****Construction Cost \$20,000**

The existing wood working equipment has only partial dust collection capacity. In order to reduce the possibility of damage or injury, each piece of equipment should have full collection capability. This project will provide for the replacement of the existing system and installation of additional capacity to minimize explosion hazard and disruption to production.

This project or a portion thereof was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

EXIT SIGN & EGRESS LIGHTING UPGRADE**Project Index #: 1397SFT1****Construction Cost \$3,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. 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. International Building Code (IBC) 2012 chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

FIRE ALARM SYSTEM REPLACEMENT

Project Index #: 1397SFT2
Construction Cost \$56,000

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 Nevada Administrative Code (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 International Building Code (IBC) chapter 9, section 907 and the State Fire Marshal's requirements.

This project or a portion thereof was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

HANDRAIL INSTALLATION

Project Index #: 1397SFT3
Construction Cost \$2,500

The handrail serving the stairs to the Mezzanine does not meet the 2012 International Building Code (IBC) 1009.11 which requires two handrails and extensions. This project would provide for the installation of new handrails in the stairwell. This project should coincide with any projects related to the Mezzanine structural recommendations project. This project or a portion thereof was previously recommended in the FCA report dated 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

SEDIMENT TRAP INSTALLATION

Project Index #: 1397PLM2
Construction Cost \$2,000

The gas line serving the appliances in the Multi-Purpose Building does not have sediment traps. Per International Fuel Gas Code (IFGC) 2012, section 408, where a sediment trap is not incorporated as part of the appliance, a sediment trap shall be installed downstream of the appliance shutoff valve as close to the inlet of the appliance as practical. The sediment trap shall be either; a tee fitting, having a capped nipple, of any length, installed vertically in the bottommost opening of the tee, or other device approved as an effective sediment trap. This project would provide for all labor and materials to have sediment traps installed near all gas appliances.

STRUCTURAL REPAIRS

Project Index #: 1397STR1
Construction Cost \$8,000

A storage area has been constructed in the Maintenance Shop, accessed via stairs. There is no record of a Capital Improvement Project (CIP) for this work or of any structural evaluations having been conducted. This project recommends adding structural members to the existing framing to ensure proper load bearing capacity. This will require a structural design from a licensed engineer, inspections and permitting which are not included in the estimate. This project or a portion thereof was previously recommended in the FCA report dated 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

WATER HEATER REPLACEMENT

Project Index #: 1397PLM1
Construction Cost \$3,750

There is a 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 year. 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.

This project or a portion thereof was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$324,500****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 1397SEC1****Construction Cost \$20,000**

The existing exterior metal doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of five new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

EXTERIOR FINISHES**Project Index #: 1397EXT1****Construction Cost \$14,000**

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 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.

FURNACE REPLACEMENT**Project Index #: 1397HVA1****Construction Cost \$10,000**

The existing ceiling-mounted propane fired furnaces appear to be original to the building and have reached the end of their expected life. They are showing signs of aging and at the time of the survey were inoperable. This project would provide for the removal and disposal of the old furnaces and installation of 4 new ceiling-mounted propane fired furnaces. This project or a portion thereof was previously recommended in the FCA report dated 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

GYPSUM BOARD REPAIR**Project Index #: 1397INT1****Construction Cost \$5,000**

Water leaks and moisture has damaged the gypsum board in the laundry room. If the gypsum board is not removed and replaced, the moisture potentially could cause mold and dry-rot. This project recommends removing the gypsum board, and replacing it with green board and installing Fiberglass Reinforced Panels (FRP). Per International Building Code (IBC) 2012 section 1210 was used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

INTERIOR FINISHES**Project Index #: 1397INT5****Construction Cost \$70,000**

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.

LIGHTING UPGRADE**Project Index #: 1397ELE1****Construction Cost \$24,500**

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.

This project or a portion thereof was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

Project Index #: 1397PLM5
Construction Cost \$175,000

PLUMBING REPLACEMENT

The sanitary wastewater and copper plumbing systems are showing signs of deterioration. Due to this deterioration, the systems are not working to their full potential. The copper lines have rusted and the ABS sanitary wastewater line are off gassing in several locations due to improper repairs from inmates. The lines are original to the site and are in poor condition. The hard water is also a contributing factor to this deterioration. Deposits within the pipes have caused restriction, and has slowed the water flow. This project would provide for the complete replacement of the sanitary sewer and copper piping system.

Project Index #: 1397HVA2
Construction Cost \$6,000

REPLACE EVAPORATIVE COOLERS

Evaporative coolers are installed on the side of this building. They are severely scaled and have reached the end of their useful and expected life. This project would provide for 2 new evaporative coolers to be installed including all required connections to utilities. The estimate includes removal and disposal of the old coolers. This project or a portion thereof was previously recommended in the FCA report dated 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

BUILDING INFORMATION:

Gross Area (square feet): 7,000
Year Constructed: 1986
Exterior Finish 1: 100 # Metal Siding
Exterior Finish 2: #
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 60 # A-3
IBC Occupancy Type 2: 40 # F-1
Construction Type: Steel Framing
IBC Construction Type: V-N
Percent Fire Suppressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$114,750	Project Construction Cost per Square Foot:	\$62.75
Priority Class 2:	\$324,500	Total Facility Replacement Construction Cost:	\$2,100,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$439,250	FCNI:	21 %

GATEHOUSE/ GUARD SHACK

SPWD Facility Condition Analysis - 1396

Survey Date: 7/7/2016

GATEHOUSE/ GUARD SHACK

BUILDING REPORT

The Gatehouse/ Guard Shack is a wood framed structure on a concrete slab-on-grade foundation with painted wood siding and an asphalt composition roof. The interior is painted gypsum board. The building is used as a checkpoint for personnel entering the secure portion of the camp.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,044****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 1396EXT0****Construction Cost \$360**

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 windows, 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. This project or a portion thereof was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

INTERIOR FINISHES**Project Index #: 1396INT2****Construction Cost \$360**

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.

VCT FLOORING REPLACEMENT**Project Index #: 1396INT1****Construction Cost \$324**

The Vinyl Composite Tile (VCT) flooring in the Gatehouse/ Guard Shack 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.

BUILDING INFORMATION:**Gross Area (square feet): 36****Year Constructed: 1987****Exterior Finish 1: 100 # Painted Wood Siding****Exterior Finish 2: #****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 # I-3****IBC Occupancy Type 2: #****Construction Type: Wood Framing****IBC Construction Type: V-N****Percent Fire Suppressed: 0 #****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$29.00
Priority Class 2:	\$1,044	Total Facility Replacement Construction Cost:	\$7,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$1,044	FCNI:	15%

CAFETERIA/ CULINARY BUILDING

SPWD Facility Condition Analysis - 1395

Survey Date: 7/7/2016

CAFETERIA/ CULINARY BUILDING

BUILDING REPORT

The Cafeteria/ Culinary Building is a steel framed structure on a concrete slab-on-grade foundation with metal siding and a standing seam metal roof. The building contains a kitchen area, dining area, restroom and ancillary storage areas. The building is sometimes used for the purpose of an inmate visitation area.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$176,300****Currently Critical****Immediate to Two Years****EXHAUST HOOD INSTALLATION****Project Index #: 1395HVA1****Construction Cost \$9,200**

Section 507.2.2 of the Uniform Mechanical Code (UMC) states, "Hoods shall be installed at or above all commercial-type dishwashing machines and similar equipment which produce comparable amounts of steam..." This project would provide funding to install a Type II exhaust hood above the dishwasher in the culinary area. This project will provide for an exhaust hood, roofing repairs, electrical and installation.

This project or a portion there of was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

ADA ACCESSIBLE COUNTER**Project Index #: 1395CUL1****Construction Cost \$12,750**

The plastic laminate countertop for serving food is: non Americans with Disabilities Act (ADA) compliant, is separating, falling down and has deteriorated to a point where it presents health, safety and sanitation issues. This project would provide funding for the removal of the existing countertop and installation of a new plastic laminate countertop. 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 International Building Code (IBC), ICC/ANSI A117.1 - 2009, Nevada Revised Statutes (NRS) 338.180 and the most current version of the ADA Standards For Accessible Design were used as references for this project.

This project or a portion there of was previously recommended in the FCA report dated 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

ADA RESTROOM UPGRADE**Project Index #: 1395ADA1****Construction Cost \$25,000**

The culinary area is often used for an inmate visitation area. The men's and women's designated restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of two unisex accessible restrooms. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 International Building Code (IBC), ICC/ANSI A117.1 - 2009, Nevada Revised Statutes (NRS) 338.180 and the most current version of the ADA Standards For Accessible Design were used as references for this project.

This project or a portion there of was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

ADA SIGNAGE

Project Index #: 1395ADA2
Construction Cost \$3,000

Americans with Disabilities Act (ADA) regulations pertaining to building access 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. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 International Building Code (IBC), ICC/ANSI A117.1 - 2009, Nevada Revised Statutes (NRS) 338.180 and the most current version of the ADA Standards For Accessible Design were used as references for this project.

This project or a portion there of was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

ADA TABLE UPGRADE

Project Index #: 1395ADA4
Construction Cost \$4,000

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 four wheel chairs.

ADA UPGRADES

Project Index #: 1395ADA3
Construction Cost \$15,000

The existing threshold at the door entrance exceeds ½ inch. Americans with Disabilities Act (ADA) requirements state that the threshold should not be any higher than ½ inch for accessibility, ICC/ANSI A117.1-2009 404.2.5. The door knobs on the building are round and require a gripping action. Section 4.13.9 of the Americans with Disabilities Act Accessible Guidelines (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. This project would provide funding for the removal and replacement of the threshold and the door knobs to meet these requirements.

This project or a portion there of was previously recommended in the FCA report dated 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

EGRESS LIGHTING INSTALLATION

Project Index #: 1395SFT6
Construction Cost \$1,350

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 SUPPRESSION SYSTEM INSTALLATION

Project Index #: 1395SFT3
Construction Cost \$98,000

The building is a B occupancy per the 2012 International Building Code (IBC). Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

This project or a portion there of was previously recommended in the FCA report dated 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

Project Index #: 1395SFT5
Construction Cost \$8,000

FLUE REPLACEMENT

There are several water heater flues in the building, which do not comply with International Mechanical Code (IMC) 2012 chapter 8, chimneys and vents. The vents were installed with improper flues and per section 804 direct vent terminations vent terminals for direct vented appliances shall be installed in accordance with the manufacturer's installation instructions. The vents, in some cases, are too close to combustibles and don't have the proper clearances, per IMC 2012 this can cause a fire hazard. The flex ductwork is connected with metal tape and per 803.10.1 supports and joints ductwork shall be fastened with sheet metal screws, rivets or other approved means. Some of the flues are aluminum flex ducts and per 803.8 vent connector construction, vent connectors shall be constructed of metal. The minimum thickness of the connector shall be (no. 28 gage) for galvanized steel. The flues are in poor condition and have cracks. Per 801.18.2 flue passageways, the flue liner, chimney inner wall or vent inner wall shall be continuous and shall be free of cracks, gaps, perforations or other damage or deteriorations, which would allow the escape of combustion products, including gases, moisture and creosote. It is recommended that all flues throughout the building be replaced. Replacements shall meet the manufacture's specifications and IMC 2012. The flues should be installed by a licensed contractor. This project would provide funds to replace all the flues throughout the building.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$211,780

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 1395HVA2
Construction Cost \$3,000

EVAPORATIVE COOLER REPLACEMENT

An evaporative cooler is installed on the side of this building. 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 evaporative cooler.

Project Index #: 1395EXT1
Construction Cost \$14,000

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 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. This project or a portion there of was previously recommended in the FCA report dated 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

Project Index #: 1395EXT7
Construction Cost \$5,780

EXTERIOR SIDING REPLACEMENT

The corrugated metal panels covering the building are original and should be scheduled for replacement. Many of the panels are damaged from general wear and tear. This project would provide for the removal and the disposal of the existing panels and the replacement with new pre-painted metal panels. The estimate is based on 340 linear feet of 4' wide panels at \$17.00 per linear foot.

Project Index #: 1395INT3
Construction Cost \$63,000

FLOORING REPLACEMENT

The floor coverings throughout this building are in generally poor condition and have reached the end of their serviceable lives. At the present time, most of the floor surfaces have been removed in the cafeteria and culinary area. This presents health and sanitation issues. The remaining floor covering has 12" Vinyl Composition Tile (VCT) floor covering. This project would provide funding to replace the entire floor with non-slip sheet vinyl, and includes removing and installing the Culinary preparation and cooking equipment, tables and chairs. This project or a portion there of was previously recommended in the FCA report dated 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

Project Index #: 1395INT2
Construction Cost \$70,000

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 there of was previously recommended in the FCA report dated 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

Project Index #: 1395ELE1
Construction Cost \$56,000

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.

This project or a portion there of was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$3,000

Long-Term Needs

Four to Ten Years

Project Index #: 1395PLM1
Construction Cost \$3,000

WATER HEATER REPLACEMENT

There is a 97 gallon propane water heater in the building. The average lifespan of a water heater is eight to ten years. This water heater was installed in 2013. This project would provide for a new propane water heater, seismic straps, braided steel hose, expansion tank, ball valves, new flex gas line and pan to be installed in the next 5-6 years. Removal and disposal of the existing equipment is also included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 7,000

Year Constructed: 1986

Exterior Finish 1: 100 # Metal Siding

Exterior Finish 2: #

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 # B

IBC Occupancy Type 2: #

Construction Type: Steel Construction

IBC Construction Type: III-N

Percent Fire Supressed: 0 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$176,300	Project Construction Cost per Square Foot:	\$55.87
Priority Class 2:	\$211,780	Total Facility Replacement Construction Cost:	\$2,450,000
Priority Class 3:	\$3,000	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$391,080	FCNI:	16%

ADMINISTRATION/ HOUSING UNIT

SPWD Facility Condition Analysis - 1394

Survey Date: 7/7/2016

ADMINISTRATION/ HOUSING UNIT BUILDING REPORT

The Humboldt Conservation Camp Housing Unit is a wood framed modular structure on a concrete masonry unit foundation with T1-11 siding and an asphalt composition roof. The modular unit was formerly housing units used in Alaska during the construction of the oil pipeline. The building consists of three wings, A wing, B wing and C wing, which contain sleeping areas, restrooms and support offices for staff.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$393,292****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 1394ADA1****Construction Cost \$40,000**

The building does not have an accessible restroom. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms per ADA regulations. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 International Building Code (IBC), ICC/ANSI A117.1 - 2009, Nevada Revised Statutes (NRS) 338.180 and the most current version of the ADA Standards For Accessible Design were used as references for this project.

This project or a portion there of was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

CARBON MONOXIDE DETECTOR INSTALLATION**Project Index #: 1394SFT4****Construction Cost \$600**

International Fire Code (IFC) 2012 section 908.7 carbon monoxide alarms group I or R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with a single-station carbon monoxide alarm. The carbon monoxide alarm shall be listed as complying with UL 2034 and be installed and maintained in accordance with National Fire Protection Agency (NFPA) 720 and the manufacturer's instructions. This project would provide funding for the purchase and installation of 3 carbon monoxide alarms in accordance with this code.

ELECTRICAL UPGRADE**Project Index #: 1394ELE3****Construction Cost \$5,000**

The building has numerous electrical outlets and switches which are missing covers or broken, extension cords that are used to supply electrical power, and exposed electrical wires on equipment and the distribution system in attic. This project would provide for repairs and/or replacement of the damaged electrical outlets and switches, installation of 110volt ground fault circuit interrupter (GFCI) outlets, as needed, and repairing the exposed electrical.

This project or a portion there of was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

EXHAUST FAN REPLACEMENT**Project Index #: 1394ELE2****Construction Cost \$20,000**

Many of the exhaust fans in the restrooms and shower areas 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 10 high volume commercial exhaust fans.

This project or a portion there of was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

Project Index #: 1394SFT3

Construction Cost \$174,692

FIRE SUPPRESSION SYSTEM INSTALLATION

This building does not have an automatic fire suppression system. This building has more than 12,000 square feet on the first floor. Current state regulations require state-owned buildings having more than 12,000 square feet on one floor, or more than 24,000 square feet total, must be retrofitted with fire sprinklers during the next remodel or addition. Also, this building is equipped with an automatic fire detection and alarm system. This project would provide funding for the installation of fire sprinklers, including backflow prevention devices, and a visual/audible alarm notification, in accordance with ADA requirements.

Project Index #: 1394SFT2

Construction Cost \$48,000

FLUE REPLACEMENT

There are several water heater and heater flues in the building, which do not comply with International Mechanical Code (IMC) 2012 chapter 8, chimneys and vents. The vents were installed with improper flues and per section 804 direct vent terminations vent terminals for direct vented appliances shall be installed in accordance with the manufacturer's installation instructions. The vents, in some cases, are too close to combustibles and don't have the proper clearances, per IMC 2012 this can cause a fire hazard. The flex ductwork is connected with metal tape and per 803.10.1 supports and joints ductwork shall be fastened with sheet metal screws, rivets or other approved means. Some of the flues are aluminum flex ducts and per 803.8 vent connector construction, vent connectors shall be constructed of metal. The minimum thickness of the connector shall be (no. 28 gage) for galvanized steel. The flues are in poor condition and have cracks. Per 801.18.2 flue passageways, the flue liner, chimney inner wall or vent inner wall shall be continuous and shall be free of cracks, gaps, perforations or other damage or deteriorations, which would allow the escape of combustion products, including gases, moisture and creosote. It is recommended that all flues throughout the building be replaced. Replacements shall meet the manufacture's specifications and IMC 2012. The flues should be installed by a licensed contractor. This project would provide funds to replace all the flues throughout the building.

Project Index #: 1394SIT1

Construction Cost \$75,000

REPLACE EXIT STAIRS, SIDEWALK AND RAMP

The concrete sidewalk and exit stairs for the housing unit appear to be part of the original construction. They are deteriorating mainly from exposure to the weather. Spalling and cracking has occurred, and in some instances they are unsafe. The stairs are not up to current code (existing 8" risers at entry, cannot exceed 7" per chapter 10 of the 2012 IBC) and there is not an ADA accessible entrance. This project would provide funding for the removal and replacement of the sidewalk, main entrance concrete stairs, including other exit stairs, and construction of an ADA accessible ramp into the building.

This project or a portion there of was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

Project Index #: 1394INT1

Construction Cost \$30,000

REPLACE SUBFLOORING

Areas exist where the sub-floor has been damaged due to water infiltration and a lack of bracing in the rooms, hallways, showers and bathroom areas. Age and constant traffic have contributed to the deterioration. This project would provide funding to remove the existing damaged sub-floor and install new bracing and plywood sub-flooring where needed. This work should be performed prior to installing new toilets, urinals and any other remodeling of the bathrooms and rooms. This project or a portion there of was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$447,200****Necessary - Not Yet Critical****Two to Four Years****FLOORING REPLACEMENT****Project Index #: 1394INT3****Construction Cost \$124,780**

The floor covering throughout this building is in poor condition and has reached the end of its useful life. The current floor covering is Vinyl Composition Tile (VCT) in the corridors and circulation areas, sheet vinyl in restrooms and carpet in office and sleeping areas. This project would provide funding to replace all of the floor coverings with VCT and non-slip sheet vinyl in the restrooms.

This project or a portion there of was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

ADA DOOR HARDWARE REPLACEMENT**Project Index #: 1394ADA6****Construction Cost \$56,250**

The 2010 ADA Standards for Accessible Design states that handles, pulls, latches, locks and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force to activate operable parts shall be 5 pounds maximum. It is recommended that proper lever hardware be installed on all of the interior and exterior doors in this building to meet these requirements. The 2012 IBC, ICC/ANSI A117.1 - 2009, Nevada Revised Statutes (NRS) 338.180 and sections 309.4 and 404.2.7 of the 2010 ADA Standards For Accessible Design were used as a reference for this project.

EVAPORATIVE COOLER REPLACEMENT**Project Index #: 1394PLM3****Construction Cost \$36,000**

There are currently nine evaporative coolers mounted on the roof of the Housing Unit, three for each wing. They are severely scaled and have reached the end of their serviceable life. This project would provide for nine new evaporative coolers to be installed, and includes removal and disposal of the old evaporative coolers and utility connections to the new units.

This project or a portion there of was previously recommended in the FCA report dated 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

EXTERIOR DOOR REPLACEMENT**Project Index #: 1394SEC1****Construction Cost \$28,000**

The existing exterior metal doors and frames appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement and installation of seven new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate. This project or a portion there of was previously recommended in the FCA report dated 09/21/2000 and 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

HEATER REPLACEMENT**Project Index #: 1394HVA2****Construction Cost \$15,000**

The heating system was installed in 1997. It consists of propane gas-fired furnaces. The system is not energy efficient and has reached the end of its expected and useful life. This project would provide for the installation of new heating systems and the cleaning of the existing duct work and grilles. The new systems shall be designed to significantly reduce electrical and propane usage in order to comply with the 2012 International Energy conservation Code (IECC) and American Society of Heating Refrigerating and Air-Conditioning Engineers (ASHRAE) 90.1 and to reduce utility costs. This project includes the removal and the disposal of the existing heating units and all required connections to utilities.

PLUMBING REPLACEMENT**Project Index #: 1394PLM2****Construction Cost \$187,170**

The plumbing and waste system is older and in poor condition. Most of the system appears to be original to the building and should be scheduled for replacement. The sewer lines are rusted and failing especially underground. This project would provide for replacement all of the water and sewer lines in the building. This estimate includes removal and disposal of the existing system as required.

This project or a portion there of was previously recommended in the FCA report dated 09/27/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 07/07/2016.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$9,000****Long-Term Needs****Four to Ten Years****Project Index #: 1394PLM5****WATER HEATER REPLACEMENT****Construction Cost \$9,000**

There are three 97 gallon propane water heaters in the building. The average lifespan of a water heater is eight to ten years. The units were installed in 2013. It is recommended that 3 new propane water heaters, straps, braided steel hose, expansion tanks, ball valves, new flex gas lines and pans be installed in the next 5-6 years. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:**Gross Area (square feet): 12,478****Year Constructed: 1986****Exterior Finish 1: 80 # Metal Siding****Exterior Finish 2: 20 # Painted Wood Siding****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 # I-1****IBC Occupancy Type 2: #****Construction Type: Alaskan Modular Unit****IBC Construction Type: V-N****Percent Fire Suppressed: 0 #****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$393,292	Project Construction Cost per Square Foot:	\$68.08
Priority Class 2:	\$447,200	Total Facility Replacement Construction Cost:	\$4,367,000
Priority Class 3:	\$9,000	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$849,492	FCNI:	19%

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

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
Facilities Condition Analysis

515 E. Musser Street, Suite 102
Carson City, Nevada 89701-4263

(775) 684-4141 voice
(775) 684-4142 facsimile



HCC - Site #9972

Description: Existing ADA parking and path of travel.



HCC - Site #9972

Description: Waste oil tank leaking onto dirt, no secondary containment.



Wastewater Treatment Building - Building #3786
Description: Exterior finishes.



Arsenic Treatment Building - Building #3754
Description: Exterior finishes.



Fuel Island Building - Building #2142
Description: Exterior finishes.



Mechanical Shop - Building #2141
Description: Exterior finishes.



Office Trailer - Building #2140
Description: Hazardous material storage.



Saw Shop - Building #2138
Description: Exterior finishes including failing wood skirting.



Saw Shop - Building #2138
Description: Interior finishes, water stains from leaking roof.



NDF Administration Office - Building #1605
Description: Exterior finishes, flush bolt on exterior of exit door.



Pump House - Building #1400
Description: Exterior finishes.



NDF Maintenance Shop - Building #1399
Description: Interior finishes.



NDF Maintenance Shop - Building #1399
Description: Restroom fixtures.



Storage Shed - Building #1398
Description: Exterior finishes.



Multi-Purpose Building - Building #1397
Description: Exterior finishes.



Multi-Purpose Building - Building #1397
Description: Improper plumbing connections.



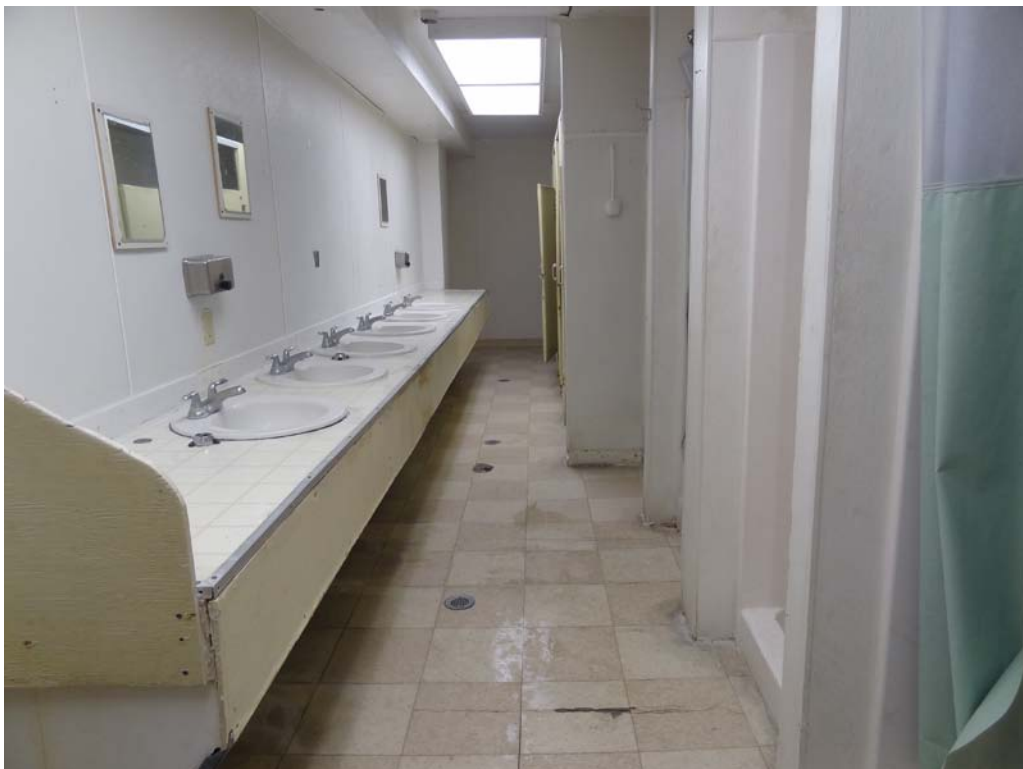
Cafeteria/ Culinary Building - Building #1395
Description: Exterior finishes.



Cafeteria/ Culinary Building - Building #1395
Description: Flooring in poor condition.



Administration/ Housing Unit - Building #1394
Description: Exterior finishes.



Administration/ Housing Unit - Building #1394
Description: Typical restroom.