

State of Nevada
Department of Corrections
Facility Condition Analysis

WELLS CONSERVATION CAMP

HC 67-50
Wells, Nevada 89835

Site Number: 9974
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in April, 2018

State of Nevada
Department of Corrections
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 current cost estimates which includes materials, labor, location factors, 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 address an ADA deficiency to prevent Civil Rights complaints.

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: 9974		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
2994	FUEL STATION STORAGE SHED	91	1985	8/24/2016	\$9,500	\$2,984	\$0	\$12,484	\$4,550	274%
	HC 67-50 Wells									
2165	NDF STORAGE SHED #1	160	1985	8/24/2016	\$1,000	\$0	\$16,320	\$17,320	\$8,000	217%
	HC 67-50 Wells									
2137	TOOL STORAGE SHED	144	1985	8/24/2016	\$6,000	\$0	\$4,608	\$10,608	\$7,200	147%
	HC 67-50 Wells									
2993	NDF STORAGE SHED #2	144	1985	8/24/2016	\$7,440	\$1,728	\$0	\$9,168	\$7,200	127%
	HC 67-50 Wells									
2136	PUMP HOUSE	125	1984	8/24/2016	\$5,000	\$10,400	\$1,000	\$16,400	\$25,000	66%
	HC 67-50 Wells									
1391	MULTI-PURPOSE/ GYMNASIUM	7000	1985	8/24/2016	\$188,600	\$464,200	\$154,500	\$807,300	\$2,100,000	38%
	HC 67-50 Wells									
0708	HOUSING/ CULINARY/ ADMINISTRATION	14000	1984	8/24/2016	\$662,400	\$821,000	\$268,000	\$1,751,400	\$4,900,000	36%
	HC 67-50 Wells									
0622	NDF GARAGE/ SAW SHOP	960	1986	8/24/2016	\$19,300	\$46,400	\$9,600	\$75,300	\$240,000	31%
	HC 67-50 Wells									
0621	NDF ADMINISTRATION OFFICE	1200	1985	8/24/2016	\$65,800	\$65,500	\$0	\$131,300	\$480,000	27%
	HC 67-50 Wells									
3840	SEWER TREATMENT BUILDING	224	2010	8/24/2016	\$0	\$2,240	\$0	\$2,240	\$44,800	5%
	HC 67-50 Wells									
2995	WATER TANK	250	1985	8/24/2016	\$5,000	\$2,500	\$0	\$7,500	\$520,000	1%
	HC 67-50 Wells									
9974	WELLS CONSERVATION CAMP SITE		1984	8/24/2016	\$276,150	\$200,000	\$0	\$476,150		0%
	HC 67-50 Wells									
Report Totals.....:		24,298			\$1,246,190	\$1,616,952	\$454,028	\$3,317,170	\$8,336,750	40%

Acronyms List

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

This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.

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WELLS CONSERVATION CAMP SITE

SPWD Facility Condition Analysis - 9974

Survey Date: 8/24/2016

WELLS CONSERVATION CAMP SITE**BUILDING REPORT**

The Wells Conservation Camp is located about 8 miles west of Wells off of Interstate 80. The site contains 10 structures including NDF offices which are shared with Corrections. Inmates are assigned to work crews which provide firefighting and other related services. There are 6 concrete parking stalls and the rest of the main parking area is gravel. The site is served by a well and an onsite septic system with leach fields. The main camp is fenced with chain link.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$276,150****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE PATH OF TRAVEL****Project Index #: 9974ADA3****Construction Cost \$18,750**

The ADA provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the office are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the existing sidewalk. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project. 750 square feet of concrete was used for this estimate. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2000 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

ADA SIDEWALK REPLACEMENT**Project Index #: 9974ADA2****Construction Cost \$72,000**

The sidewalks serving the buildings and recreation areas on this site are constructed of pieces of concrete. An ADA accessible path of travel should be provided. This project addresses the removal and the replacement of the existing concrete pieces, as needed, to provide new concrete sidewalks. 4,800 SF of 4" thick concrete was used for this estimate. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and ADAAG - 2010 were referenced for this project. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2000 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

INSTALL EXTERIOR SITE LIGHTING**Project Index #: 9974SEC1****Construction Cost \$110,400**

The site has minimal site lighting in the parking lot and between the buildings which is a security and safety concern. This project would provide funding for the purchase and installation of twelve 20'-0" high light poles including 30" diameter raised concrete bases, electrical trenching, conduit, wiring and connections to existing utilities. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2000 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

SECURITY SYSTEM INSTALLATION**Project Index #: 9974SEC3****Construction Cost \$75,000**

There is no central security camera or recording system for the site. This is a safety issue for the public, staff and inmates as all areas cannot be seen by the security staff or recorded in case of an incident. This project would provide for the installation of surveillance cameras and a security system for the entire site and all required connections to existing utility systems.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$200,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9974PLM1****SEPTIC SYSTEM REPLACEMENT****Construction Cost \$200,000**

The septic system serving the site is failing. This project recommends replacing the septic tank and moving the leach field. The estimate includes abandoning and filling the old septic tank and the installation of a new tank and leach field. This estimate is for an engineered system which will conform to all required environmental rules and regulations including NDEP.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$276,150
Priority Class 2:	\$200,000
Priority Class 3:	\$0
Grand Total:	\$476,150

SEWER TREATMENT BUILDING

SPWD Facility Condition Analysis - 3840

Survey Date: 4/3/2018

SEWER TREATMENT BUILDING BUILDING REPORT

The Sewer Treatment Building houses the controls and materials to support the water treatment equipment. It is a wood framed structure with an asphalt composition roofing system on a concrete foundation.

PRIORITY CLASS 2 PROJECTSTotal Construction Cost for Priority 2 Projects: **\$2,240**

Necessary - Not Yet Critical

Two to Four Years

Project Index #: **3840EXT1**Construction Cost **\$2,240****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. Included in the cost is sanding, priming and painting of the wood 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.

BUILDING INFORMATION:Gross Area (square feet): **224**Year Constructed: **2010**Exterior Finish 1: **100 % Painted Wood 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: **Wood framed**IBC Construction Type: **V-B**Percent Fire Suppressed: **0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$2,240	Total Facility Replacement Construction Cost:	\$45,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$2,240	FCNI:	5%

WATER TANK

SPWD Facility Condition Analysis - 2995

Survey Date: 8/24/2016

WATER TANK BUILDING REPORT

The Water Tank is located along the north portion of the Wells Conservation Camp site. It is an above ground 130,000 gallon capacity welded steel water storage tank.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$5,000**
Currently Critical **Immediate to Two Years**

INTERIOR FINISHES **Project Index #: 2995INT1**
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 ANSI, NSF and AWWA approved ways to disinfect and repair water tanks. The standard recommendation is to conduct a comprehensive inspection inside the Water Tank every 5 years, except for newly constructed tanks. Newly constructed water tanks should be inspected within 10 years of service and every 5 years thereafter.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$2,500**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES **Project Index #: 2995EXT1**
Construction Cost \$2,500

It is important to maintain the finish, weather resistance and appearance of the Water Tank. This project recommends work to protect the exterior of the Water Tank to include; preparation for painting, caulk and paint. It is recommended for this project to be implemented in the next 2-3 years. It is recommended to conduct inspections and testing on a cyclical basis based per NAC 445.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

BUILDING INFORMATION:

Gross Area (square feet): 250
Year Constructed: 1985
Exterior Finish 1: 100 % Painted Steel
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % U
IBC Occupancy Type 2: 0 %
Construction Type: Steel Water Tank
IBC Construction Type: I-A
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$5,000	Project Construction Cost per Square Foot:	\$30.00
Priority Class 2:	\$2,500	Total Facility Replacement Construction Cost:	\$520,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$2,080
Grand Total:	\$7,500	FCNI:	1%

FUEL STATION STORAGE SHED

SPWD Facility Condition Analysis - 2994

Survey Date: 8/24/2016

**FUEL STATION STORAGE SHED
BUILDING REPORT**

The Fuel Station Storage Shed is a wood framed structure with metal siding and a composition roof. It is located next to the above ground fuel tank. The building is used as general storage.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$9,500****Currently Critical****Immediate to Two Years****DOOR HARDWARE REPLACEMENT****Project Index #: 2994INT2****Construction Cost \$1,000**

The door has a manually operated flush bolt with a padlock on the outside of each door. Per 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 lever.

EXTERIOR LANDING INSTALLATION**Project Index #: 2994SFT2****Construction Cost \$5,000**

There is an out-swinging exterior door which swings out over dirt and does not have a landing in compliance with 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.

PROPANE TANK RELOCATION**Project Index #: 2994SFT1****Construction Cost \$3,500**

There is an above ground propane storage tank at the front of the building. According to Table 3504.2.1 of the 2012 IFC, flammable gases must be stored at least 5 feet away from a building of non-rated construction. This project would provide for relocating the propane storage tank to comply with code.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,984****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 2994EXT1****Construction Cost \$364**

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. Included in the cost is the painting of the wood gables, door and fascia, caulking and sealing of 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.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

GFCI OUTLETS**Project Index #: 2994ELE1****Construction Cost \$800**

The existing receptacles in the Fuel Station Storage Shed are standard duplex receptacles. The 2011 NEC 210.8 requires these locations to have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles.

LIGHTING UPGRADE**Project Index #: 2994ENR1****Construction Cost \$728**

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

ROOF REPLACEMENT

Project Index #: 2994EXT2

Construction Cost \$1,092

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 underlayment. This estimate includes removal and disposal of the old roof.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

BUILDING INFORMATION:

Gross Area (square feet): 91
Year Constructed: 1985
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-2
IBC Occupancy Type 2: 0 %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$9,500	Project Construction Cost per Square Foot:	\$137.19
Priority Class 2:	\$2,984	Total Facility Replacement Construction Cost:	\$5,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$12,484	FCNI:	250%

NDF STORAGE SHED #2

SPWD Facility Condition Analysis - 2993

Survey Date: 8/24/2016

**NDF STORAGE SHED #2
BUILDING REPORT**

The NDF Storage Shed #2 is a wood framed structure with a composition roof. It is located east of the garage and is used for general storage.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$7,440****Currently Critical****Immediate to Two Years****DOOR HARDWARE REPLACEMENT****Project Index #: 2993INT2****Construction Cost \$1,000**

The door has a manually operated flush bolt with a padlock on the outside of each door. Per 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 lever.

EXTERIOR FINISHES**Project Index #: 2993EXT1****Construction Cost \$1,440**

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 year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

EXTERIOR LANDING INSTALLATION**Project Index #: 2993SFT1****Construction Cost \$5,000**

There is an out-swinging exterior door which swings out over dirt and does not have a landing in compliance with 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.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,728****Necessary - Not Yet Critical****Two to Four Years****ROOF REPLACEMENT****Project Index #: 2993EXT2****Construction Cost \$1,728**

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 underlayment. This estimate includes removal and disposal of the old roof.

BUILDING INFORMATION:

Gross Area (square feet): 144
Year Constructed: 1985
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: 0 %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-2
IBC Occupancy Type 2: 0 %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$7,440	Project Construction Cost per Square Foot:	\$63.67
Priority Class 2:	\$1,728	Total Facility Replacement Construction Cost:	\$7,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$9,168	FCNI:	131%

NDF STORAGE SHED #1

SPWD Facility Condition Analysis - 2165

Survey Date: 8/24/2016

NDF STORAGE SHED #1**BUILDING REPORT**

The NDF Storage Shed #1 is a small metal storage structure located adjacent to Storage Shed #2. It is used for general storage.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$1,000****Currently Critical****Immediate to Two Years****DOOR HARDWARE REPLACEMENT****Project Index #: 2165INT1****Construction Cost \$1,000**

The door has a manually operated flush bolt with a padlock on the outside of each door. Per 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 lever.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$16,320****Long-Term Needs****Four to Ten Years****CONCRETE FOUNDATION****Project Index #: 2165EXT2****Construction Cost \$16,000**

The metal storage shed's floor and landing is dirt. This project would provide for the removal of the metal shed and would provide for the installation of a stem wall, 4" thick concrete floor and a landing in front of the building. The metal shed 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 #: 2165EXT1****Construction Cost \$320**

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. Included in the cost is the caulking and sealing of the 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 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

BUILDING INFORMATION:**Gross Area (square feet): 160****Year Constructed: 1985****Exterior Finish 1: 100 % Metal Siding****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % S-2****IBC Occupancy Type 2: %****Construction Type: Metal Storage Building****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$1,000	Project Construction Cost per Square Foot:	\$108.25
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$8,000
Priority Class 3:	\$16,320	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$17,320	FCNI:	217%

TOOL STORAGE SHED

SPWD Facility Condition Analysis - 2137

Survey Date: 8/24/2016

**TOOL STORAGE SHED
BUILDING REPORT**

The Tool Storage Shed is a wood framed structure on a concrete slab-on-grade foundation with an asphalt composition roof. It is located adjacent to the housing unit and is used for the storage of tools used by inmate crews.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$6,000****Currently Critical****Immediate to Two Years****ADA UPGRADES****Project Index #: 2137ADA1****Construction Cost \$6,000**

The existing threshold at the door entrance exceeds ½ inch. 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 dead bolt on the door is round and requires a gripping action. Section 4.13.9 of the ADAAG states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. This project would provide funding for the removal and replacement of the threshold and the door dead bolt to meet these requirements.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$4,608****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2137EXT1****Construction Cost \$1,440**

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. Included in the cost is sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted 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 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

INTERIOR FINISHES**Project Index #: 2137INT1****Construction Cost \$1,440**

It is recommended to paint the interior walls and ceilings at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

ROOF REPLACEMENT**Project Index #: 2137EXT2****Construction Cost \$1,728**

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 4-5 years with a new 50 year asphalt composition shingle roof and new underlayment. This estimate includes removal and disposal of the old roof.

BUILDING INFORMATION:

Gross Area (square feet): 144
Year Constructed: 1985
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: % S-2
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$6,000	Project Construction Cost per Square Foot:	\$73.67
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$7,000
Priority Class 3:	\$4,608	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$10,608	FCNI:	152%

PUMP HOUSE

SPWD Facility Condition Analysis - 2136

Survey Date: 8/24/2016

**PUMP HOUSE
BUILDING REPORT**

The Pump House is a wood framed structure with a slab-on-grade concrete foundation and a low slope rolled asphalt roofing system. It contains the water pumping and treatment system for domestic water on the site.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$5,000****Currently Critical****Immediate to Two Years****EXTERIOR LANDING INSTALLATION****Project Index #: 2136SFT1****Construction Cost \$5,000**

There are two out-swinging exterior doors on the building, which swing out over a step that does not have a landing. This does not comply with 2012 IBC Section 1008.1, which requires a proper landing and for the landing to not be more than 1/2" below the threshold. This project would provide for the installation of compliant landings. This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$10,400****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 2136EXT3****Construction Cost \$6,000**

The existing exterior metal doors and frames appear to be original to the building. They are damaged and are showing signs of wear and deterioration and are no longer plumb, due to building foundation settling. This project would provide for the removal and replacement of two new metal door assemblies including frames, locks, hardware and painting. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

EXTERIOR FINISHES**Project Index #: 2136EXT1****Construction Cost \$1,250**

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. Included in the cost is sanding, priming and painting of the wood 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. This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

GFCI DUPLEX OUTLET REPLACEMENT**Project Index #: 2136ELE1****Construction Cost \$400**

There is an outlet in the Pump House building which is not GFCI protected. This outlet should be changed to GFCI type outlet per the NEC. This project would provide for the purchase and installation of one GFCI outlet.

INTERIOR FINISHES**Project Index #: 2136INT1****Construction Cost \$1,250**

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 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

ROOF REPLACEMENT**Project Index #: 2136EXT2****Construction Cost \$1,500**

The asphalt roofing system on the 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 underlayment. This estimate includes removal and disposal of the old roof.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,000****Long-Term Needs****Four to Ten Years****LIGHTING UPGRADE****Project Index #: 2136ENR1****Construction Cost \$1,000**

The existing lighting fixture is the older incandescent type, and is not energy efficient. This project will upgrade the fixture to a higher efficiency unit with a longer life cycle. A 5,000K LED is suggested. An occupancy sensor will be installed for additional savings. Any electrical wiring upgrades are not included in this estimate.

BUILDING INFORMATION:**Gross Area (square feet): 125****Year Constructed: 1984****Exterior Finish 1: 100 % Painted Wood Siding****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U****IBC Occupancy Type 2: %****Construction Type: Wood Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$5,000	Project Construction Cost per Square Foot:	\$131.20
Priority Class 2:	\$10,400	Total Facility Replacement Construction Cost:	\$25,000
Priority Class 3:	\$1,000	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$16,400	FCNI:	66%

MULTI-PURPOSE/ GYMNASIUM

SPWD Facility Condition Analysis - 1391

Survey Date: 8/24/2016

**MULTI-PURPOSE/ GYMNASIUM
BUILDING REPORT**

The Multi-Purpose/ Gymnasium is an engineered steel building with a slab-on-grade foundation and a metal roof. It contains a large gym, a small laundry room, restrooms, storage rooms and a mezzanine used for storage. It is shared with NDF which maintains a shop and mezzanine storage adjacent to the gym portion of the structure. The facility is heated by ceiling hung propane gas heaters and does not have any cooling.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$188,600****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 1391ADA1****Construction Cost \$15,000**

The building does not have an accessible restroom. The existing restroom does not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for construction of one unisex accessible restroom. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2000 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

ADA SIGNAGE**Project Index #: 1391ADA2****Construction Cost \$600**

ADA regulations pertaining to building access, route of travel and restrooms has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances, route of travel inside the building and restrooms. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2000 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

BATTERY STORAGE**Project Index #: 1391SFT3****Construction Cost \$25,000**

Section 608 of the 2012 IFC explains the requirements for stationary storage of battery systems. This project will provide funding for the proper way to store, charge and/or use batteries indoors. IFC Section 608 states batteries shall have safety caps, spill control and neutralization, mechanical ventilation and/or cabinet ventilation, supervision over the mechanical ventilation, building or cabinet signage, seismically braced, and a smoke alarm. This project would provide funding for the requirement of Section 608 of the 2012 IFC.

BIRD ABATEMENT**Project Index #: 1391ENV1****Construction Cost \$3,000**

The building has been inhabited by birds. The birds introduce a potential risk of disease, cause maintenance problems with the roofing systems and cost labor time for general clean-up. This project would provide for the removal and the disposal of bird debris, eggs and carcasses from the site and building by a licensed pest control business.

DOOR HARDWARE REPLACEMENT**Project Index #: 1391INT6****Construction Cost \$7,000**

The doors have manually operated flush bolts with a padlock on the outside of each door. Per IBC 2012 Chapter 10 Means of Egress, Section 1008, manually operated flush bolts or surface bolts are not permitted. This project would install new Schlage grade 1 or approved equal keyed ADA approved dead bolts and levers.

EXIT SIGN AND EGRESS LIGHTING UPGRADE

Project Index #: 1391SFT1
Construction Cost \$14,000

The emergency egress lighting is nonexistent 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. IBC 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2000 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

EXTERIOR FINISHES

Project Index #: 1391EXT5
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, sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next year and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

FLUE VENT REPLACEMENT

Project Index #: 1391SFT4
Construction Cost \$8,000

There are several flue vents in the building which do not comply with IMC 2012 chapter 8, chimneys and vents. The flue 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 flue 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. It is recommended that all flue vents throughout the building be replaced. Replacements shall meet the manufacture's specifications and IMC 2012. The flue vents should be installed by a licensed contractor. This project would provide funds to replace all the flue vents throughout the building.

INTERIOR STAIR HANDRAIL REPLACEMENT

Project Index #: 1391SFT2
Construction Cost \$18,000

There are two sets of interior stair handrails that are older and do not meet code for safety or accessibility. The gripping surfaces are incorrect and they are not continuous from the top to the bottom of the landings. This project recommends the installation of handrails on both sides of the stairs, with proper returns and supports. Removal and disposal of the existing railings is included in this estimate. NRS 338.180, 2012 IBC Chapter 10, Section 1012, ICC/ANSI A117.1 - 2009 and the most current version of the ADAAG were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

ROOF REPLACEMENT

Project Index #: 1391EXT6
Construction Cost \$84,000

The standing seam metal roof on this building was in poor condition at the time of the survey and had active leaks. It is recommended that this building be re-roofed in the next 1-2 years with a new single-ply roofing system which will be installed directly over the existing metal roof. This will allow the roof to qualify for the statewide roofing program warranty and preventative maintenance agreement.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$464,200

Necessary - Not Yet Critical Two to Four Years

ELECTRICAL UPGRADE

Project Index #: 1391ELE3
Construction Cost \$175,000

The existing electrical system in the building is old, has exposed romex, loose wiring, and is at its maximum capacity. This project would provide for a complete upgrade to the system. It would include new stranded wires in conduit and to remove the existing Romex wiring throughout the building. It would secure the loose wiring and add a new subpanel with increased capacity.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

EXTERIOR DOOR REPLACEMENT

Project Index #: 1391EXT4

Construction Cost \$12,000

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 three exterior doors with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2000 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

GYMNASIUM FLOOR REPAIRS

Project Index #: 1391INT5

Construction Cost \$25,000

The concrete floor in the gymnasium is worn and damaged and should be resurfaced. This project provides for cleaning and repairing the existing floor, applying a bonding agent, pouring a new polymer surface, and applying an appropriate finish product where applicable.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

INTERIOR FINISHES

Project Index #: 1391INT4

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.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

LAUNDRY ROOM REMODEL

Project Index #: 1391PLM1

Construction Cost \$60,000

The Laundry Room does not have enough space or equipment to keep up with demand. The equipment takes up most of the floor space leaving very little space to maneuver. It is recommended to remodel the area creating a larger space for the Laundry Room and to upgrade the existing equipment. This project would provide for remodeling the area and replacing the existing washers and dryers. Removal and disposal of the existing equipment and construction materials is included in the estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

LIGHTING UPGRADE

Project Index #: 1391ENR1

Construction Cost \$56,000

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

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2000 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

OVERHEAD DOOR REPLACEMENT

Project Index #: 1391EXT2

Construction Cost \$8,000

There is a 10'x12' overhead coiling door which is damaged and does not function properly. Exposure and wind have caused the door to bend, crack and lose its finish. It has also been struck and dented by vehicles. 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 new manually operated overhead coiling door.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2000 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

REPLACE INSULATION

Project Index #: 1391ENR2

Construction Cost \$28,000

There are numerous areas of damaged insulation at the ceiling that is in need of replacement. This project would provide for the removal of the ceiling insulation and would install a faced R-38 insulation which will help to reduce energy costs.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2000 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

WATER HEATER REPLACEMENT

Project Index #: 1391PLM2

Construction Cost \$3,000

There is a 100 gallon propane-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new propane-fired water heater be installed.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

WATER TREATMENT SYSTEM REPLACEMENT

Project Index #: 1391PLM3

Construction Cost \$20,000

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

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

WINDOW REPLACEMENT

Project Index #: 1391EXT1

Construction Cost \$7,200

The windows are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, energy efficient units. This estimate is for the replacement of 3 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2000 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$154,500

Long-Term Needs

Four to Ten Years

EXTERIOR SIDING REPLACEMENT

Project Index #: 1391EXT7

Construction Cost \$150,000

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.

HEATER REPLACEMENT

Project Index #: 1391HVA1

Construction Cost \$4,500

The building is heated by one wall mounted propane-fired heating unit. It is original to the building and is reaching the end of its useful life. This project provides for disposal of the existing unit and replacement with a new propane-fired unit including connections to utilities.

BUILDING INFORMATION:

Gross Area (square feet): 7,000
Year Constructed: 1985
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 70 % A-3
IBC Occupancy Type 2: 30 % S-2
Construction Type: Engineered Steel Building
IBC Construction Type: III-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$188,600	Project Construction Cost per Square Foot:	\$115.33
Priority Class 2:	\$464,200	Total Facility Replacement Construction Cost:	\$2,100,000
Priority Class 3:	\$154,500	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$807,300	FCNI:	38%

HOUSING/ CULINARY/ ADMINISTRATION

SPWD Facility Condition Analysis - 0708

Survey Date: 8/24/2016

**HOUSING/ CULINARY/ ADMINISTRATION
BUILDING REPORT**

The Housing Unit is a wood framed structure on a concrete foundation with an asphalt composition roof. This building was originally an Alaska pipeline housing unit which was purchased by the state and relocated to Wells. It contains 3 dormitory style housing wings, administrative offices, restrooms for staff and inmates, and a culinary and dining wing. The building has a small mechanical room with a boiler which provides hydronic baseboard heat and roof mounted evaporative cooling which is ducted throughout the facility. It has an accessible ramp into the main entrance and an old fire alarm system.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$662,400****Currently Critical****Immediate to Two Years****ADA RAMP UPGRADE****Project Index #: 0708ADA3****Construction Cost \$35,000**

The ramp at the entrance to the building does not fully meet ADA ramp accessibility guidelines. The design and geometry of rails are incorrect and there is no curb on the open side of the ramp. This project recommends the installation of new handrails and a curb to comply with current ADA accessibility standards. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

ADA RESTROOM REMODEL**Project Index #: 0708ADA1****Construction Cost \$150,000**

There are no ADA compliant restrooms in the facility. There should be an ADA restroom for visitors as well as for the inmates. The existing visitors restroom, the inmate restrooms and shower rooms will require a complete retrofit. This project would provide funding for construction of a unisex accessible restroom for visitors and an accessible restroom and shower area for the inmates in one of the housing wings. These items may include a new sink, toilet, shower, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and ADAAG - 2010 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2000 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

ADA SIGNAGE**Project Index #: 0708ADA2****Construction Cost \$2,500**

The 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.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2000 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

ADA TABLE UPGRADE**Project Index #: 0708ADA5****Construction Cost \$3,000**

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 3 of the fixed seats, which will allow access for four wheel chairs.

ADA UPGRADES

Project Index #: 0708ADA7

Construction Cost \$27,000

Section 4.13.9 of the ADAAG states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. It is recommended that proper lever hardware be installed in this building to meet these requirements.

AIR CONDITIONER INSTALLATION

Project Index #: 0708HVA2

Construction Cost \$5,000

The server room is not sufficiently cooled by the existing HVAC system. If the room is too warm, the computer equipment will prematurely age and may fail due to overheating. It is recommended to install an air conditioning system in the room to ensure that the temperature is properly regulated. This project would provide for the purchase and installation of an air conditioner including all required connections to existing utilities.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

CULINARY FLOOR REPLACEMENT

Project Index #: 0708INT1

Construction Cost \$9,200

The painted concrete floor in the kitchen is worn and damaged and should be resurfaced. This project provides for cleaning and repairing the existing floor, applying a bonding agent, pouring a new polymer surface and applying an appropriate finish product.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2000 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

EXHAUST HOOD INSTALLATION

Project Index #: 0708HVA1

Construction Cost \$9,200

Section 507.2.2 of the 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 thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

EXIT SIGN & EGRESS LIGHTING UPGRADE

Project Index #: 0708SFT1

Construction Cost \$28,000

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. IBC 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2000 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

EXTERIOR LANDING INSTALLATION

Project Index #: 0708SFT9

Construction Cost \$10,000

There are two out-swinging exterior doors on the building, which swing out over a step that does not have a landing. This does not comply with 2012 IBC Section 1008.1, which requires a proper landing and for the landing to not be more than 1/2" below the threshold. This project would provide for the installation of compliant landings.

FIRE ALARM SYSTEM UPGRADE

Project Index #: 0708SFT3

Construction Cost \$56,000

This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Per NAC 477.917, If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 0708SFT2
Construction Cost \$196,000

This building does not have an automatic fire suppression system and 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. This project would provide funding for the installation of fire sprinklers, including backflow prevention devices. This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

FLUE REPLACEMENT

Project Index #: 0708SFT5
Construction Cost \$48,000

There are several flues in the building, which do not comply with IMC 2012 chapter 8, chimneys and vents. The flue 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 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. 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 manufacturer'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.

INSTALL ALARMS ON BACK DOORS OF CULINARY

Project Index #: 0708SEC1
Construction Cost \$70,000

Add delayed egress alarms to all exterior doors. These are 30 second delayed egress magnetic locks that interface with the fire alarm. Under normal conditions they give off an "attempt to egress tone" and then unlock the door 30 seconds after being activated by pushing on the crash bar. The locks automatically release upon activation of the fire alarm. They also have a bypass feature for times when the door needs to be left open or unalarmed i.e. making deliveries, etc. The alarms also have remote annunciators that can be located in one or more locations i.e. control room, etc. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2000 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

SMOKE CARBON MONOXIDE ALARM

Project Index #: 0708SFT8
Construction Cost \$13,500

Section 907.2.11 of the 2012 IBC and 2012 IFC explains the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. Per 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 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 NFPA 720 and the manufacturer's instructions. State Fire Marshal NAC 477.915 (3) requires that smoke detectors and carbon monoxide alarms be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of a smoke alarm and combo smoke alarm and carbon monoxide alarm in accordance with these codes.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$821,000****Necessary - Not Yet Critical****Two to Four Years****BOILER REPLACEMENT****Project Index #: 0708ENR3****Construction Cost \$100,000**

There are two hot water boilers servicing the building. They are original to the building dating back to 1984. The life expectancy of these units is 20 to 25 years with proper maintenance and water treatment programs. Replacement parts for performing routine and emergency maintenance are hard to find for this old equipment. The controls and mixing valves should be replaced for the same reasons. This project would provide for the removal and disposal of the existing boilers, controls and mixing valve and replacement with new energy efficient equipment including all required connections to utilities and equipment. The estimate is based on a 300 MBH output hot water boiler. This project should be implemented concurrently with the water treatment project.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

EXTERIOR DOOR REPLACEMENT**Project Index #: 0708EXT4****Construction Cost \$40,000**

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

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

GUTTER REPLACEMENT**Project Index #: 0708EXT5****Construction Cost \$55,000**

The existing gutter on the building and downspouts have numerous joints that have proven impossible to seal against leaks. The leaking gutters and downspouts will cause premature deterioration to the building finishes and the site hardscape. The downspouts currently terminate within inches of the rain gutter with no continuous drainage away from the building. This project would replace the existing segmented gutter with seamless gutter, downspouts and extensions to approximately 5'-0" away from the perimeter of the building.

INTERIOR FINISHES**Project Index #: 0708INT4****Construction Cost \$140,000**

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2000 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

PLUMBING REPLACEMENT**Project Index #: 0708PLM1****Construction Cost \$210,000**

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.

SITE DRAINAGE UPGRADES**Project Index #: 0708SIT1****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 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.

VCT FLOORING REPLACEMENT

Project Index #: 0708INT5
Construction Cost \$126,000

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

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

WATER HEATER REPLACEMENT

Project Index #: 0708ENR2
Construction Cost \$50,000

There are five 100 gallon propane-fired water heaters throughout the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended to replace the water heaters with an energy efficient on-demand tankless water heaters. The estimate is based on the purchase and installation of five 7.4 gallon per minute propane gas fired units and includes disposal of the old equipment.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

WATER TREATMENT SYSTEM REPLACEMENT

Project Index #: 0708PLM2
Construction Cost \$25,000

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

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$268,000

Long-Term Needs

Four to Ten Years

EVAPORATIVE COOLER REPLACEMENT

Project Index #: 0708HVA3
Construction Cost \$16,000

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.

EXTERIOR FINISHES

Project Index #: 0708EXT3
Construction Cost \$140,000

It is important to maintain the finish, weather resistance, energy efficiency and appearance of the building. This project would provide funding to protect the exterior of the building. 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 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 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

LIGHTING UPGRADE

Project Index #: 0708ENR5
Construction Cost \$112,000

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

BUILDING INFORMATION:

Gross Area (square feet): 14,000
Year Constructed: 1984
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 75 % I-3
IBC Occupancy Type 2: 25 % B
Construction Type: Wood Framed
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$662,400	Project Construction Cost per Square Foot:	\$125.10
Priority Class 2:	\$821,000	Total Facility Replacement Construction Cost:	\$4,900,000
Priority Class 3:	\$268,000	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$1,751,400	FCNI:	36%

NDF GARAGE/ SAW SHOP

SPWD Facility Condition Analysis - 0622

Survey Date: 8/24/2016

**NDF GARAGE/ SAW SHOP
BUILDING REPORT**

The NDF Garage/ Saw Shop is a wood framed structure with a concrete slab-on-grade foundation and an asphalt composition roof. It is used for the storage and repair of camp vehicles and equipment. There is a ceiling hung propane fired heating unit and does not have any cooling equipment.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$19,300****Currently Critical****Immediate to Two Years****DOOR HARDWARE REPLACEMENT****Project Index #: 0622INT2****Construction Cost \$2,000**

The doors have manually operated flush bolts with a padlock on the outside of each door. Per 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.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 0622SFT1****Construction Cost \$4,800**

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. IBC 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

SAFETY CABINETS**Project Index #: 0622SFT2****Construction Cost \$5,000**

The building contains many different paints, stains, gas and other hazardous products located on open shelves and on the floor. This does not meet OSHA standards or 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 OSHA 1910.106 (d) and IFC Chapter 57 Section 5704.3.2.1.3.

SPILL CONTAINMENT**Project Index #: 0622ENV1****Construction Cost \$6,500**

The shop does not have a method for containing spills or leakage from hazardous materials. According to OSHA 1910.106 (d), a proper storage container shall be provided for flammable or combustible liquids in drums or other containers (including flammable aerosols) not exceeding 60 gallons individual capacity and those portable tanks not exceeding 660 gallons individual capacity. This project would provide proper storage containers and secondary containment pallets as needed and install placards on the building exterior.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

STORAGE REMOVAL**Project Index #: 0622SFT3****Construction Cost \$1,000**

Items in this building are stored too close to the ceiling. The 2012 IFC Section 315.3.1 states that, Storage shall be maintained 2 feet or more below the ceiling in nonsprinklered areas of buildings or a minimum of 18 inches below sprinkler head deflectors in sprinklered areas of buildings. This project would provide for the removal of all items in conflict with code requirements to ensure that the fire suppression system operates correctly.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$46,400****Necessary - Not Yet Critical****Two to Four Years****CONCRETE APRON REPAIRS****Project Index #: 0622EXT4****Construction Cost \$3,000**

The exterior concrete aprons have extensive cracking and are due for replacement. This project would provide for the installation of two new 4" thick concrete slab-on-grade aprons at the vehicle garage doors. Removal and disposal of the existing concrete is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

ELECTRICAL PANEL UPGRADES**Project Index #: 0622ELE2****Construction Cost \$2,000**

The electrical subpanel in the building does not have a cover that properly protects individuals from touching the breakers. This does not comply with NEC 2011 or OSHA 1910. This project would provide funds to fabricate and install a new cover in accordance with NEC 2011 and OSHA 1910.

EXTERIOR FINISHES**Project Index #: 0622EXT1****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.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

HEATER REPLACEMENT**Project Index #: 0622HVA1****Construction Cost \$3,600**

The existing HVAC system consists of a ceiling mounted propane heater 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.

LIGHTING UPGRADE**Project Index #: 0622ENR2****Construction Cost \$7,680**

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.

OVERHEAD DOOR REPLACEMENT**Project Index #: 0622EXT2****Construction Cost \$7,000**

There is a 10'x14' overhead 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 door and replacement with a motorized door.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

ROOF REPLACEMENT**Project Index #: 0622EXT3****Construction Cost \$11,520**

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 underlayment. This estimate includes removal and disposal of the old roof.

WIRING CLEANUP**Project Index #: 0622ELE1****Construction Cost \$2,000**

The wiring in the building is disorganized and not in proper electrical boxes and doesn't have covers on the boxes. This creates a safety issue when making repairs or upgrades. This project would provide for cleanup and labeling of the wiring.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$9,600****Long-Term Needs****Four to Ten Years****Project Index #: 0622INT1****INTERIOR FINISHES****Construction Cost \$9,600**

It is recommended to paint the interior walls and ceilings at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

BUILDING INFORMATION:**Gross Area (square feet): 960****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-1****IBC Occupancy Type 2: %****Construction Type: Wood Framed****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$19,300	Project Construction Cost per Square Foot:	\$78.44
Priority Class 2:	\$46,400	Total Facility Replacement Construction Cost:	\$240,000
Priority Class 3:	\$9,600	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$75,300	FCNI:	31%

NDF ADMINISTRATION OFFICE

SPWD Facility Condition Analysis - 0621

Survey Date: 8/24/2016

NDF ADMINISTRATION OFFICE**BUILDING REPORT**

The NDF Administration Office is an engineered steel structure on a slab-on-grade concrete foundation which contains office space, a conference room, day room and a small unisex restroom. It has baseboard electric heating units and window mounted evaporative coolers.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$65,800****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE COUNTER****Project Index #: 0621ADA5****Construction Cost \$4,000**

The ADA provides for accessibility to sites and services for people with physical limitations. The lobby at the entrance of the building has a service counter for the public to approach which does not meet current requirements. Section 904.4 of the ADA Standards for Accessible Design states that a portion of the counter surface that is 36" long minimum and 36" high maximum above the finish floor shall be provided. This project will provide an accessible counter space in accordance with this requirement. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

ADA RESTROOM REMODEL**Project Index #: 0621ADA1****Construction Cost \$15,000**

The building does not have an accessible restroom. The existing restroom does not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for construction of one unisex accessible restroom. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2000 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

ADA SIGNAGE**Project Index #: 0621ADA2****Construction Cost \$1,500**

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.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2000 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

BREAK ROOM REMODEL**Project Index #: 0621ADA6****Construction Cost \$15,000**

The kitchenette and associated cabinets in the employee break room are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards for Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes the removal and the disposal of the existing materials.

EXTERIOR DOOR REPLACEMENT

Project Index #: 0621ADA4

Construction Cost \$6,000

The exterior entrance door is on an accessible path of travel, but the door hardware and threshold are not compliant. The door and frame are also damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for replacement of the door and frame including ADA compliant door hardware and a compliant threshold. ADA compliant signage is also included in this project. NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and ADAAG - 2010 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 0621SFT3

Construction Cost \$16,800

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next remodel or addition. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

INSTALL LEVER ACTION HARDWARE

Project Index #: 0621ADA3

Construction Cost \$5,000

Section 4.13.9 of the ADAAG states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. It is recommended that proper lever hardware be installed in this building to meet these requirements.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

WATER HEATER SEISMIC BRACING

Project Index #: 0621SFT4

Construction Cost \$500

The water heater is not seismically anchored to the structure. This project would provide funding for seismic bracing of the water heater to the structure.

WIRING CLEANUP

Project Index #: 0621ELE1

Construction Cost \$2,000

The wiring in the Administration Office is disorganized and not in proper electrical boxes with covers. This creates a safety issue when making repairs or upgrades. This project would provide for cleanup and labeling of the wiring.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$65,500

Necessary - Not Yet Critical

Two to Four Years

EXTERIOR FINISHES

Project Index #: 0621EXT1

Construction Cost \$2,400

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.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

GUTTER REPLACEMENT

Project Index #: 0621EXT2

Construction Cost \$4,000

The existing gutter on the Administration Office eave has numerous joints that have proven impossible to seal against leaks. The leaking gutters will cause premature deterioration to the building finishes and the site hardscape. This project would replace the existing segmented gutter with a seamless gutter.

HVAC UPGRADE

Project Index #: 0621ENR2

Construction Cost \$18,000

The propane heaters and window mounted air conditioners were installed in 1985. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of a new HVAC system which will result in energy savings and efficiency. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2000 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

INTERIOR FINISHES

Project Index #: 0621INT1

Construction Cost \$12,000

It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2000 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

IRRIGATION UPGRADE

Project Index #: 0621SIT1

Construction Cost \$2,000

The existing irrigation system for the building was not working at the time of the survey. The irrigation system should be scheduled for repair. This project would provide for the repairs of the existing irrigation lines.

LIGHTING UPGRADE

Project Index #: 0621ENR5

Construction Cost \$9,600

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.

REPLACE WATER HEATER

Project Index #: 0621ENR3

Construction Cost \$2,500

There is a 19 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new 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 09/18/2000 and 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

VCT FLOORING REPLACEMENT

Project Index #: 0621INT3

Construction Cost \$9,000

The VCT flooring in the building is worn and 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.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

WINDOW REPLACEMENT

Project Index #: 0621ENR4

Construction Cost \$6,000

The windows are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 6 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 07/22/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/24/2016.

BUILDING INFORMATION:

Gross Area (square feet): 1,200
Year Constructed: 1985
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: 0 %
Construction Type: Engineered Steel Building
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$65,800	Project Construction Cost per Square Foot:	\$109.42
Priority Class 2:	\$65,500	Total Facility Replacement Construction Cost:	\$480,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$400
Grand Total:	\$131,300	FCNI:	27%

NOTES:

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.128 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Division	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



Wells Conservation Camp – Site #9974
Description: ADA accessible path of travel needed.



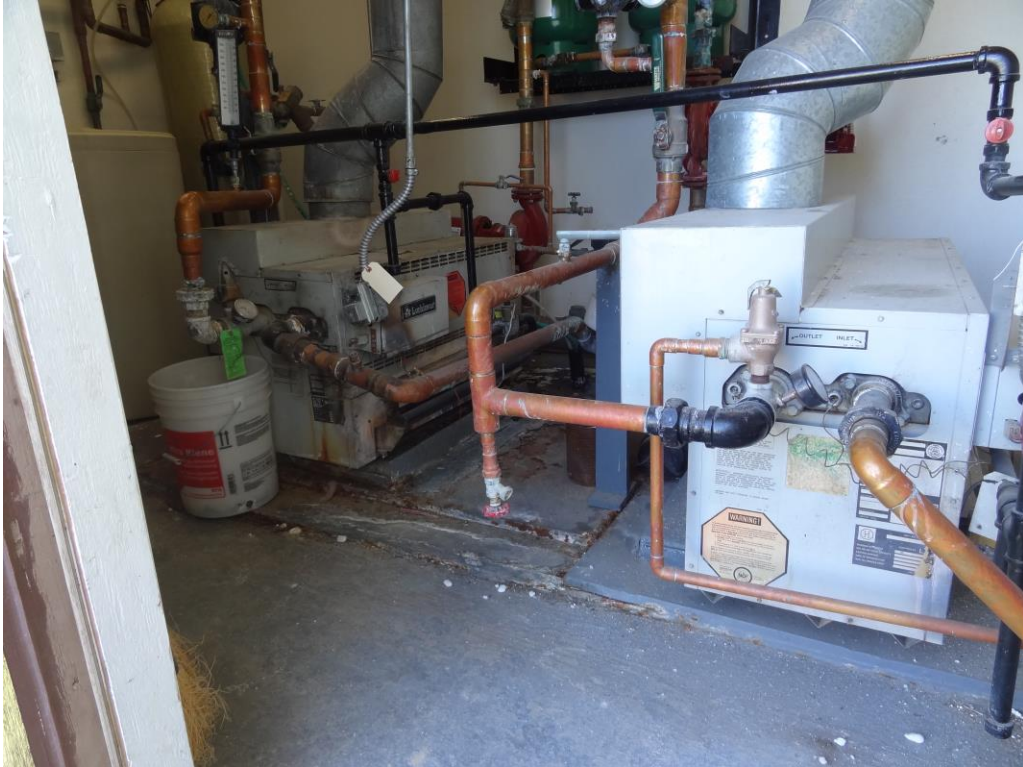
Wells Conservation Camp – Site #9974
Description: Septic system replacement needed.



Housing/ Culinary/ Administration - Building #0708
Description: ADA restroom remodel needed.



Housing/ Culinary/ Administration - Building #0708
Description: ADA table upgrade needed.



Housing/ Culinary/ Administration - Building #0708
Description: Boiler replacement needed.



Housing/ Culinary/ Administration - Building #0708
Description: Culinary floor replacement needed.



Housing/ Culinary/ Administration - Building #0708
Description: Exterior landing installation needed.



Multi-Purpose/ Gymnasium - Building #1391
Description: Exterior siding replacement needed.



Multi-Purpose/ Gymnasium - Building #1391
Description: Exterior door replacement needed.



Pump House - Building #2136
Description: Exterior landing installation needed.