State of Nevada
Department of Conservation & Natural Resources
Jean Conservation Camp - NDF
Facility Condition Analysis

JEAN CONSERVATION CAMP - NDF

#3 Prison Road
Jean, Nevada 89019

Site Number: 9887
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS

Report Printed in August 2014

State of Nevada
Department of Conservation & Natural Resources
Jean Conservation Camp - NDF
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.128. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

Establishing a Facility Condition Needs Index (FCNI) for each building

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

Class Definitions

PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9887

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
1898	MPR / VISITATION / NDF SHOP		9100	1987	1/30/2014	$156,250	$162,500	$0	$318,750	$910,000	35%
	#3 Prison Road	Jean									
2198	CONSERVATION CAMP STORAGE		1500	2002	1/30/2014	$13,500	$37,000	$0	$50,500	$150,000	34%
	Jean Conservation Camp	Jean									
2494	JEAN CC NDF OFFICE		2400	1992	1/30/2014	$38,328	$34,796	$6,480	$79,604	$360,000	22%
	#3 Prison Road	Jean									
9887	JCC NDF SITE			0	1/30/2014	$0	$114,500	$0	$114,500		0%
	#3 Prison Road	Jean									
	Report Totals.....:		**13,000**			**$208,078**	**$348,796**	**$6,480**	**$563,354**	**$1,420,000**	**40%**

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JCC NDF SITE

BUILDING REPORT

Located in Jean Nevada, the Jean Conservation Camp was constructed in 2000 and houses approximately 240 Minimum Custody Female Offenders for the State of Nevada. Currently Jean Conservation Camp is the only camp within Nevada that houses female offenders. Offenders at the Jean Conservation Camp work for the Nevada Division of Forestry by fighting fires during the fire season, completing conservation projects, highway clean-up for the Department of Transportation, and assisting with the local community.
The site utilities include electricity and propane gas with water and sewer services from the city of Jean.
The upper level visitor parking is partially paved, not striped and in poor condition. ADA accessible parking for visitors is located in the lower level parking area and is in fair condition but the striping and signage is not fully compliant.
The pavement around the culinary and administration is in fair shape including staff parking which has a designated ADA parking space but is not fully compliant. The site is well maintained.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $114,500**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 9887ADA1

ADA SIGNAGE

Construction Cost $2,500

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA reports dated 05/03/2005 and 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

Project Index #: 9887SIT1

CRACK FILL & SEAL ASPHALT PAVING

Construction Cost $60,000

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads, parking areas and maintenance yards. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 100,000 square feet of asphalt area was used to generate this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

Project Index #: 9887SIT2

EXTERIOR SOLAR SITE LIGHTING INSTALLATION

Construction Cost $52,000

There is no site lighting for the NDF parking area and NDF buildings which is a security and safety concern. This project would provide for the installation of 8 solar powered LED exterior light fixtures, 20 foot tall poles and 30" diameter raised concrete bases. This installation will eliminate the need for trenching and electrical connections.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**
Priority Class 2:	**$114,500**
Priority Class 3:	**$0**
Grand Total:	**$114,500**

JEAN CC NDF OFFICE

BUILDING REPORT

The NDF Office is an insulated engineered steel structure with a metal roofing system on a concrete foundation. It has offices, a conference room, storage areas and a unisex restroom. The facility is not ADA accessible and it is lacking a fire alarm and sprinkler system.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $38,328**

Currently Critical **Immediate to Two Years**

Project Index #: 2494ADA1

ADA RESTROOM REMODEL **Construction Cost $15,000**

The unisex restroom is original to the building and in overall poor condition. It does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, shower, 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 a reference for this project.

Project Index #: 2494SFT2

FIRE ALARM SYSTEM INSTALLATION **Construction Cost $5,184**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2009 Section 7 and the 2012 International Fire Code.

Project Index #: 2494SFT1

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $18,144**

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

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $34,796**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 2494EXT3

EXTERIOR DOOR REPLACEMENT **Construction Cost $3,000**

The two 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 door assemblies with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

Project Index #: 2494EXT1

EXTERIOR FINISHES **Construction Cost $1,296**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2494ENR1

HVAC REPLACEMENT **Construction Cost $20,000**

The HVAC roof top units were installed in 1992. 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 packaged unit for the offices and a new evaporative cooler for the converted garage area. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

Project Index #: 2494EXT4

ROOF DRAIN DOWNSPOUT MODIFICATIONS **Construction Cost $2,500**

The roof drain downspouts currently terminate within inches of the building with no continuous drainage away from the foundation. This is causing the water to pool next to the foundation and damage the foundation and walls. This project would provide for the extension of the roof drains from the downspouts to approximately 5'-0" away from the perimeter of the building to prevent pooling and damage to the building.

Project Index #: 2494PLM2

WATER HEATER REPLACEMENT **Construction Cost $1,500**

There is a 50 gallon electric water heater in the building. It does not have seismic straps or an expansion tank. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 2494PLM1

WATER SOFTENER INSTALLATION **Construction Cost $2,000**

The existing water softening system in the building stopped working and was removed. Untreated water causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the installation of a new water softening system.

Project Index #: 2494EXT2

WINDOW REPLACEMENT **Construction Cost $4,500**

The windows are original, single pane construction in metal frames. 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.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $6,480**

Long-Term Needs **Four to Ten Years**

Project Index #: 2494INT1

INTERIOR FINISHES **Construction Cost $6,480**

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

BUILDING INFORMATION:

Gross Area (square feet):	**2,400**
Year Constructed:	**1992**
Exterior Finish 1:	**100 % Metal Siding**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % B**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Engineered Metal Structure**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$38,328**	**Project Construction Cost per Square Foot:**	**$33.17**
Priority Class 2:	**$34,796**	**Total Facility Replacement Construction Cost:**	**$360,000**
Priority Class 3:	**$6,480**	**Facility Replacement Cost per Square Foot:**	**$150**
Grand Total:	**$79,604**	**FCNI:**	**22%**

CONSERVATION CAMP STORAGE

BUILDING REPORT

The Conservation Camp Storage is a wood framed structure with a composition roofing system on a concrete foundation. The primary use is a storage building and it does not have a fire alarm and sprinkler system.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $13,500**

Currently Critical **Immediate to Two Years**

Project Index #: 2198EXT2

ROOF REPLACEMENT **Construction Cost $13,500**

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 1-2 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $37,000**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 2198EXT3

EXTERIOR DOOR REPLACEMENT **Construction Cost $3,000**

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

Project Index #: 2198EXT1

EXTERIOR FINISHES **Construction Cost $7,500**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2198HVA1

HVAC REPLACEMENT **Construction Cost $9,000**

The existing HVAC system consists of a roof mounted evaporative cooler and does not have any heating equipment. The evaporative cooler is failing and should be replaced. There is a need for heating equipment as well to provide a comfortable work environment in the winter. This project would provide for replacing the existing evaporative cooler with an exterior ground mounted packaged unit that provides propane fired heating as well as air conditioning.

Project Index #: 2198INT1

INTERIOR FINISHES **Construction Cost $7,500**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.

Project Index #: 2198EXT4

OVERHEAD DOOR REPLACEMENT **Construction Cost $10,000**

There are two 10'x10' overhead doors which are damaged and do not function properly. Exposure and wind have caused the doors to bend, crack and lose their finish. They are original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead doors and replacement with new manually operated overhead doors.

BUILDING INFORMATION:

Gross Area (square feet):	**1,500**
Year Constructed:	**2002**
Exterior Finish 1:	**100 % Painted Wood Siding**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % S-2**
IBC Occupancy Type 2:	**%**
Construction Type:	**Wood Framed**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$13,500**	**Project Construction Cost per Square Foot:**	**$33.67**
Priority Class 2:	**$37,000**	**Total Facility Replacement Construction Cost:**	**$150,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$50,500**	**FCNI:**	**34%**

MPR / VISITATION / NDF SHOP

BUILDING REPORT

The MPR / Visitation / NDF Shop Building is located on the Jean Conservation Camp site. This steel pre-fabricated building is shared with the Nevada Division of Forestry. The facility is primarily used for visitation, recreation and education activities as well as providing shop space for NDF. There is a small unisex restroom and storage rooms on the lower level and education classrooms and a restroom upstairs. The upper level including the stairs is lacking several code related requirements which will be addressed in the report. There are electric baseboard heating units upstairs and propane fired heating units in the large gym area. Roof mounted evaporative coolers provide cooling to the building. The building has a fire alarm and sprinkler system. There is also a small unisex restroom in the NDF Shop portion of the facility.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $156,250**

Currently Critical **Immediate to Two Years**

Project Index #: 1898ADA2

ADA RESTROOM UPGRADE **Construction Cost $45,000**

The building does not have an accessible restroom. The existing restrooms in the NDF shop, Visitation and Gymnasium do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of 3 restrooms is necessary. This project would provide funding for construction of three unisex accessible restrooms. These items may include a new sink, toilet, shower, hardware, mirrors, fixtures, flooring and paint in each restroom. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

Project Index #: 1898ADA3

ADA SIGNAGE **Construction Cost $750**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

Project Index #: 1898ELE2

ELECTRICAL UPGRADE **Construction Cost $91,000**

There are numerous instances of broken, outdated and non-code compliant electrical elements in the building. These include exposed wiring on a water heater, broken or missing outlet covers, broken receptacles, and wiring not in proper conduit. Also, this building was constructed before the high demand for electrical services were needed for computers, vehicle repair equipment and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. It is recommended the entire system be upgraded for safety and code compliance and to meet the evolving needs of the building including three-phase power.

Project Index #: 1898SFT2

EXIT SIGN AND EGRESS LIGHTING UPGRADE **Construction Cost $4,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.
This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

Project Index #: 1898SFT3

STAIR REPLACEMENT **Construction Cost $15,000**

The three sets of stairs and handrails between the first floor and the second floor do not meet the requirements in the 2012 International Building Code sections 1009 and 1012. The stairs do not have the correct rise and run, one stairway is less than 44" wide and they are either missing handrails altogether or have handrails that do not meet code. This project would provide funding to remove and replace the stairways and handrails.
This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $162,500**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 1898EXT5

EXTERIOR DOOR REPLACEMENT **Construction Cost $7,500**

The exterior metal doors are damaged from age, abuse and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the 5 exterior metal man-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 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

Project Index #: 1898EXT3

EXTERIOR FINISHES **Construction Cost $45,500**

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 replacing damaged metal panels and caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be repaired in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. It is recommended that the earth to metal siding contact be mitigated to prevent further damage to the metal siding panels.
This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

Project Index #: 1898INT2

FLOORING REPLACEMENT **Construction Cost $16,000**

The VCT (vinyl composite tile), sheet vinyl and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 2-3 years.
This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

Project Index #: 1898HVA2

HVAC EQUIPMENT REPLACEMENT **Construction Cost $35,000**

Some of the HVAC equipment servicing the building has recently been upgraded. This project addresses the remaining work to be done. The chapel, restrooms and second floor education rooms are heated by electric baseboard heaters and cooled by window mounted evaporative coolers. The NDF shops have older ceiling mounted heaters and roof mounted evaporative coolers. They are not energy efficient and have reached the end of their expected and useful life. The new equipment shall be designed to significantly reduce electrical and natural gas usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs. 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 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

Project Index #: 1898INT1

INTERIOR FINISHES **Construction Cost $45,500**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project is 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 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

Project Index #: 1898EXT6

OVERHEAD DOOR REPLACEMENT **Construction Cost $5,000**

There are two 10'x14' overhead coiling doors for the building. One has recently been replaced, the other does not function properly. Exposure and wind have caused the door to bend, crack and lose its finish. 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.

Project Index #: 1898PLM1

WATER HEATER REPLACEMENT **Construction Cost $2,000**

There is a 40 gallon propane-fired water heater in the MPR and a 15 gallon electric water heater in the NDF Shop. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that two new water heaters 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 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

Project Index #: 1898EXT4

WINDOW REPLACEMENT **Construction Cost $6,000**

The windows are original, dual pane construction in metal frames. 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 8 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 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 01/30/2014.

BUILDING INFORMATION:

Gross Area (square feet):	**9,100**
Year Constructed:	**1987**
Exterior Finish 1:	**100 % Metal Siding**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % I-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Engineered Steel Structure**
IBC Construction Type:	**II-B**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$156,250**	**Project Construction Cost per Square Foot:**	**$35.03**
Priority Class 2:	**$162,500**	**Total Facility Replacement Construction Cost:**	**$910,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$318,750**	**FCNI:**	**35%**

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

Jean NDF Conservation Camp Site – FCA Site #9887
Description: View of the solar array.

NDF Fuel Building – FCA Building #2517
Description: Exterior of the building.

Jean CC NDF Office – FCA Building #2494
Description: Main entrance stairs / walkway to building.

Jean CC NDF Office – FCA Building #2494
Description: Restroom.

Conservation Camp Storage – FCA Building #2198
Description: Exterior of the building.

MPR / Visitation / NDF Shop – FCA Building #1898
Description: Exterior of the building.

MPR / Visitation / NDF Shop – FCA Building #1898
Description: Interior of the building.