

State of Nevada
Department of Corrections

JEAN CONSERVATION CAMP SITE

#3 Prison Road
Jean, Nevada 89019

Site Number: 9892
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in December 2022

State of Nevada
Department of Corrections

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: 9892

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0883	JCC GUARD TOWER	288	0	3/15/2022	\$0	\$40,000	\$0	\$40,000	\$86,400	46%
	#3 Prison Road		Jean							
2125	CULINARY/CANTEEN/DINING HALL	5680	2000	3/15/2022	\$25,000	\$769,000	\$178,900	\$972,900	\$3,408,000	29%
	#3 Prison Road		Jean							
2198	CONSERVATION CAMP STORAGE	1500	2002	3/15/2022	\$0	\$82,500	\$0	\$82,500	\$300,000	28%
	#3 Prison Road		Jean							
1898	MPR/VISITATION/NDF SHOP	9100	1987	3/15/2022	\$145,000	\$463,300	\$0	\$608,300	\$3,185,000	19%
	#3 Prison Road		Jean							
2494	JEAN CC NDF OFFICE	2400	1992	3/15/2022	\$25,000	\$97,400	\$13,000	\$135,400	\$960,000	14%
	#3 Prison Road		Jean							
2517	NDF FUEL BUILDING	96	0	1/30/2014	\$0	\$5,400	\$0	\$5,400	\$38,400	14%
	#3 Prison Road		Jean							
0663	ADMINISTRATION OFFICE/MEDICAL	3934	1987	3/15/2022	\$97,000	\$116,100	\$12,802	\$225,902	\$2,360,400	10%
	#3 Prison Road		Jean							
1897	HOUSING UNIT 3	3932	2000	3/15/2022	\$0	\$124,900	\$76,200	\$201,100	\$2,752,400	7%
	#3 Prison Road		Jean							
0662	HOUSING UNIT 2	3932	2000	3/15/2022	\$0	\$144,600	\$56,500	\$201,100	\$2,752,400	7%
	#3 Prison Road		Jean							
1987	HOUSING UNIT 5	3932	2000	3/15/2022	\$0	\$112,900	\$76,200	\$189,100	\$2,752,400	7%
	#3 Prison Road		Jean							
1986	HOUSING UNIT 4	3932	2000	3/15/2022	\$0	\$132,600	\$56,500	\$189,100	\$2,752,400	7%
	#3 Prison Road		Jean							
0632	HOUSING UNIT 1	3932	2000	3/15/2022	\$0	\$132,600	\$56,500	\$189,100	\$2,752,400	7%
	#3 Prison Road		Jean							
9892	JEAN CONSERVATION CAMP SITE		2000	3/15/2022	\$93,800	\$2,600,200	\$0	\$2,694,000		0%
	#3 Prison Road		Jean							
Report Totals.....:		42,658			\$385,800	\$4,821,500	\$526,602	\$5,733,902	\$24,100,200	24%

Acronyms List

Acronym	Definition
<i>Building Codes, Laws, Regulations and Guidelines</i>	
AHJ	Authority Having Jurisdiction
AWWA	American Water Works Association
HVAC	Heating, Ventilating & Air Conditioning
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.

SPWD Facility Condition Analysis

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JEAN CONSERVATION CAMP 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 in the local community.

The upper level visitor parking is graveled with ADA accessible parking for visitors located on the lower level parking area. The ADA parking area 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. The site utilities include electricity and propane gas with water and sewer services from the city of Jean.

There is a portable education building located on the south side of the camp between the Administration Building and Housing Unit 4. It is managed and maintained by the Clark County School District and is not part of this report.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$93,800

Currently Critical

Immediate to Two Years

ADA SIGNAGE & STRIPING

Project Index #: 9892ADA1

Construction Cost \$7,500

The ADA provides for accessibility to sites and services for people with physical limitations. The parking area is missing proper signage and striping to comply with ADA requirements. This project would provide for striping, signage and any other necessary upgrades to the parking spaces. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project.

ARC FLASH and ELECTRICAL COORDINATION STUDY

Project Index #: 9892ELE1

Construction Cost \$60,000

An arc flash and electrical coordination study has not been performed or is more than 5 years since the last coordination study. The latest electrical code requires coordination studies be verified and performed every 5 years and arc flash labeling on all electrical panels to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation, adjustments and labeling for all of the buildings on the site's electrical distribution system.

EXTERIOR STAIR / HANDRAIL INSTALLATION

Project Index #: 9892SFT1

Construction Cost \$20,000

The concrete exterior stairs leading from the Visitors parking area to the MPR / Visitation Building are lacking handrails as required in the 2018 IBC Chapter 10 Section 1011. This project would provide for a tubular steel framed handrail to be installed on both sets of stairs.

This project or a portion thereof was previously recommended in the FCA reports dated 05/03/2005, 11/03/2011 and 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 9892SFT3

Construction Cost \$6,300

For propane services or a site gas services with a single site metering station, consider installation at the tank(s) or main meter service if it feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,600,200****Necessary - Not Yet Critical****Two to Four Years****DOMESTIC WATER MAIN REPLACEMENT****Project Index #: 9892SIT3****Construction Cost \$478,200**

The Jean Conservation Camp domestic water supply line has failed several times in the past 2 years. Each break in the line causes substantial disruption to the camp. This project will design and construct a domestic water main from the city water main to the camp point of connection.

PATCH, CRACK & SLURRY SEAL ASPHALT PAVING**Project Index #: 9892SIT1****Construction Cost \$99,000**

There are several areas where alligator cracking is beginning to become prevalent and where patching is needed before further degradation and potholing occur. The cracks throughout the paved areas need to be sealed to keep water infiltration from causing additional failures and the traffic surface is due for cyclical maintenance. This project will perform patching, crack sealing and surface sealing of the paved areas. 50,000 square feet was used for this estimate.

VIDEO SECURITY SYSTEM INSTALLATION**Project Index #: 9892SIT2****Construction Cost \$2,023,000**

There is no video surveillance or recording system on the site. This is a safety issue for the 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.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$93,800
Priority Class 2:	\$2,600,200
Priority Class 3:	\$0
Grand Total:	\$2,694,000

NDF FUEL BUILDING

SPWD Facility Condition Analysis - 2517

Survey Date: 3/15/2022

NDF FUEL BUILDING BUILDING REPORT

The NDF Fuel Building is a small wood framed structure with an asphalt composition roof on a concrete slab-on-grade foundation. It is located adjacent to the above ground fuel storage tank. This tank is not currently being used.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$5,400****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 2517EXT3****Construction Cost \$2,500**

The exterior wood man-door appears to be original to the building. It is damaged from age and general wear and tear.

This project would provide for the replacement of the wood door with a new metal door, frame and hardware. Removal and disposal of the existing door and painting of the new door is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

EXTERIOR FINISHES**Project Index #: 2517EXT1****Construction Cost \$2,900**

The exterior finishes were in poor condition. 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 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.

BUILDING INFORMATION:

Gross Area (square feet): 96	IBC Occupancy Type 1: 100 % H-2
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framed
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$56.25
Priority Class 2: \$5,400	Total Facility Replacement Construction Cost: \$38,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$400
Grand Total: \$5,400	FCNI: 14%

JEAN CC NDF OFFICE

SPWD Facility Condition Analysis - 2494

Survey Date: 3/15/2022

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 is protected by a fire alarm and sprinkler system.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$25,000****Currently Critical****Immediate to Two Years****ADA RESTROOM REMODEL****Project Index #: 2494ADA1****Construction Cost \$25,000**

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 2018 IBC, ICC/ANSI A117.1, 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 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$97,400****Necessary - Not Yet Critical****Two to Four Years****CARPET REPLACEMENT****Project Index #: 2494INT2****Construction Cost \$6,600**

The carpet in the building is showing signs of extreme wear and should be scheduled for replacement. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 2 - 3 years.

EXTERIOR DOOR REPLACEMENT**Project Index #: 2494EXT3****Construction Cost \$5,000**

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.

This project or a portion thereof was previously recommended in the FCA report dated 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

ROOF DRAIN DOWNSPOUT MODIFICATIONS**Project Index #: 2494EXT4****Construction Cost \$5,000**

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.

This project or a portion thereof was previously recommended in the FCA report dated 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

ROOF REPLACEMENT**Project Index #: 2494EXT5****Construction Cost \$57,000**

The metal roof on the building is in poor condition and had active leaks at the time of the survey. It is recommended that this building be re-roofed in the next 2 - 3 years with a new single-ply roofing system. This will allow for the roof to qualify for the statewide roofing warranty and preventative maintenance agreement programs.

UTILITY ROOM REPAIR

Project Index #: 2494INT3
Construction Cost \$7,500

Low voltage cable installation work has damaged the gypsum board wall in the utility room including missing drywall sections. The gypsum board needs replaced. This project recommends extensive cleanup of the low voltage wiring, re-wiring water heater limiting use of flexible conduit, patching, repairing and painting the wall.

WATER HEATER REPLACEMENT

Project Index #: 2494PLM2
Construction Cost \$2,300

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.

This project or a portion thereof was previously recommended in the FCA report dated 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

WATER SOFTENER INSTALLATION

Project Index #: 2494PLM1
Construction Cost \$5,000

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.

This project or a portion thereof was previously recommended in the FCA report dated 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

WINDOW REPLACEMENT

Project Index #: 2494EXT2
Construction Cost \$9,000

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.

This project or a portion thereof was previously recommended in the FCA report dated 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$13,000

Long-Term Needs

Four to Ten Years

EXTERIOR FINISHES

Project Index #: 2494EXT1
Construction Cost \$2,600

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 4 - 5 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

Project Index #: 2494INT1
Construction Cost \$10,400

The interior finishes are mixed: the office space is in good condition and the storage areas are in poor 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	IBC Occupancy Type 1: 100 % B
Year Constructed: 1992	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered Metal Structure
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$25,000	Project Construction Cost per Square Foot:	\$56.42
Priority Class 2:	\$97,400	Total Facility Replacement Construction Cost:	\$960,000
Priority Class 3:	\$13,000	Facility Replacement Cost per Square Foot:	\$400
Grand Total:	\$135,400	FCNI:	14%

CONSERVATION CAMP STORAGE

SPWD Facility Condition Analysis - 2198

Survey Date: 3/15/2022

**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 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$82,500****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 2198EXT3****Construction Cost \$5,000**

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.

This project or a portion thereof was previously recommended in the FCA report dated 01/30/2022. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

EXTERIOR FINISHES**Project Index #: 2198EXT1****Construction Cost \$15,000**

The exterior finishes were in poor condition. 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.

HVAC REPLACEMENT**Project Index #: 2198HVA1****Construction Cost \$6,000**

The roof mounted evaporative cooler is inoperable and needs replacement. This project will provide for the installation of a new evaporative cooler. This project includes removal and disposal of the existing heating units and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 01/30/2022. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

INTERIOR FINISHES**Project Index #: 2198INT1****Construction Cost \$15,000**

The interior finishes are in poor 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.

OVERHEAD DOOR REPLACEMENT**Project Index #: 2198EXT4****Construction Cost \$15,000**

There are two 10' x 10' 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.

This project or a portion thereof was previously recommended in the FCA report dated 01/30/2022. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

Project Index #: 2198EXT2
Construction Cost \$26,500

ROOF REPLACEMENT

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 roofing shingle and new underlayment. This estimate includes removal and disposal of the old roofing.

This project or a portion thereof was previously recommended in the FCA report dated 01/30/2022. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$55.00
Priority Class 2:	\$82,500	Total Facility Replacement Construction Cost:	\$300,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$82,500	FCNI:	28%

CULINARY/CANTEEN/DINING HALL BUILDING REPORT

The Culinary/Canteen/Dining Hall is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. The single ply roofing is original construction. The facility provides for meal preparation, a dining area and a canteen along with dry storage a cooler and freezer and a small laundry room. The HVAC system is a combination of evaporative and chilled air cooling with an exterior ground mounted condensing unit and roof mounted evaporative coolers and make-up air units. There is a propane fired heating unit for heat. The building has a fire alarm and sprinkler system and is somewhat ADA compliant. Issues continue with the culinary food preparation equipment from the previous FCA Survey which will again be addressed in the report.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$25,000**
Currently Critical **Immediate to Two Years**

ADA RESTROOM UPGRADE

Project Index #: 2125ADA1
Construction Cost \$25,000

The designated ADA restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) 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 03/15/2022.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$769,000**
Necessary - Not Yet Critical **Two to Four Years**

CULINARY EQUIPMENT REPLACEMENT

Project Index #: 2125CUL1
Construction Cost \$683,900

The culinary cooking equipment is original to the building and has reached the end of its lifetime. Currently, the two griddles and the Brazier are inoperable. It is recommended that the equipment be scheduled for replacement in the next 2 - 3 years, including ovens and hoods, skittles, kettles, sinks, the icemaker, refrigerator and freezer cooling units and dishwasher. This project provides for the removal and disposal of the existing equipment and replacement with new equipment.

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 03/15/2022.

EXTERIOR DOOR REPLACEMENT

Project Index #: 2125EXT2
Construction Cost \$36,000

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

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

FLOOR COATING REPLACEMENT

Project Index #: 2125INT3
Construction Cost \$7,200

The concrete floor coating in the Laundry is damaged and has reached the end of its useful life. It is recommended that the concrete be stripped and re-coated with a durable sealant or coating in order to extend the concrete's useful life. This project would provide for stripping the concrete and applying a new coat in the next 2 - 3 years.

INTERIOR FINISHES

Project Index #: 2125INT1
Construction Cost \$41,900

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted 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.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$178,900

Long-Term Needs

Four to Ten Years

EXTERIOR FINISHES

Project Index #: 2125EXT1
Construction Cost \$28,400

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the doors, window frames and other painted metal surfaces and caulking of the control joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

ROOF REPLACEMENT

Project Index #: 2125LGT1
Construction Cost \$134,800

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. It is recommended that this building be re-roofed within ten years to be consistent with the roofing program and the end of the warranty period. This project or a portion thereof was previously recommended in the FCA report dated 05/03/2005 and 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

WATER HEATER REPLACEMENT

Project Index #: 2125PLM2
Construction Cost \$15,700

There are two 100 gallon propane-fired water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 4 - 6 years. It is recommended that two new propane-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 5,680	IBC Occupancy Type 1: 100 % I-3
Year Constructed: 2000	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry Units & Steel
Exterior Finish 2: %	IBC Construction Type: II-A
Number of Levels (Floors): 1	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$25,000	Project Construction Cost per Square Foot: \$171.29
Priority Class 2: \$769,000	Total Facility Replacement Construction Cost: \$3,408,000
Priority Class 3: \$178,900	Facility Replacement Cost per Square Foot: \$600
Grand Total: \$972,900	FCNI: 29%

HOUSING UNIT 5

SPWD Facility Condition Analysis - 1987

Survey Date: 3/15/2022

HOUSING UNIT 5**BUILDING REPORT**

Housing Unit 5 is located on the Jean Conservation Camp site. The building is constructed with CMU, steel truss roof framing, a standing seam metal roof on a concrete foundation. There is a small area of flat roof for the rooftop HVAC packaged unit with single-ply roofing. The single ply roofing is original construction. The interior of the building contains a utility room and dormitory style housing with restrooms and showers. It has a fire alarm and sprinkler system.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$112,900****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 1987SEC1****Construction Cost \$12,600**

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

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

ROOF REPLACEMENT**Project Index #: 1987EXT3****Construction Cost \$19,000**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 - 25 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 2000. It is recommended that this building be re-roofed in the next 2 - 3 years to be consistent with the roofing program and the end of the warranty period.

SHOWERS & UNDERGROUND PLUMBING REPLACEMENT**Project Index #: 1987PLM5****Construction Cost \$81,300**

The showers were built in 2000 and made of epoxy coated concrete block and are reaching the end of their useful life. Due to the design of the plumbing, the drains cannot be properly snaked. This project will design and construct new showers. The scope includes demolition & replacement of the shower floor, replace the under slab plumbing and replacing shower fixtures.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$76,200****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1987EXT1****Construction Cost \$19,700**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the doors, window frames and other painted metal surfaces and caulking of the control joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

HVAC EQUIPMENT REPLACEMENT**Project Index #: 1987HVA1****Construction Cost \$25,000**

The packaged HVAC unit was in fair condition at the time of the survey, however it should be planned for replacement in the next 8 - 10 years. This project would provide for installation of a new HVAC packaged unit and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC unit and all required connections to utilities.

INTERIOR FINISHES**Project Index #: 1987INT2****Construction Cost \$31,500**

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

BUILDING INFORMATION:

Gross Area (square feet):	3,932	IBC Occupancy Type 1:	100 % I-3
Year Constructed:	2000	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Concrete Masonry U	Construction Type:	Concrete Masonry Units & Steel
Exterior Finish 2:	%	IBC Construction Type:	II-A
Number of Levels (Floors):	1	Basement?	No
		Percent Fire Suppressed:	100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$48.09
Priority Class 2:	\$112,900	Total Facility Replacement Construction Cost:	\$2,752,000
Priority Class 3:	\$76,200	Facility Replacement Cost per Square Foot:	\$700
Grand Total:	\$189,100	FCNI:	7%

HOUSING UNIT 4

SPWD Facility Condition Analysis - 1986

Survey Date: 3/15/2022

HOUSING UNIT 4**BUILDING REPORT**

Housing Unit 4 is located on the Jean Conservation Camp site. The building is constructed with CMU, steel truss roof framing, a standing seam metal roof on a concrete foundation. There is a small area of flat roof for the rooftop HVAC packaged unit with single-ply roofing. The single ply roofing is original construction. The interior of the building contains a utility room and dormitory style housing with restrooms and showers. It has a fire alarm and sprinkler system and is in fair shape. The Housing Unit has been vacant for the past 3 years due to a sewer smell. The source of the smell has not been located and will be addressed in this project.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$132,600****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 1986SEC1****Construction Cost \$12,600**

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

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

EXTERIOR FINISHES**Project Index #: 1986EXT1****Construction Cost \$19,700**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the doors, window frames and other painted metal surfaces and caulking of the control joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

ROOF REPLACEMENT**Project Index #: 1986EXT3****Construction Cost \$19,000**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 - 25 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 2000. It is recommended that this building be re-roofed in the next 2 - 3 years to be consistent with the roofing program and the end of the warranty period.

SHOWERS & UNDERGROUND PLUMBING REPLACEMENT**Project Index #: 1986PLM3****Construction Cost \$81,300**

The showers were built in 2000 and made of epoxy coated concrete block and are reaching the end of their useful life. Due to the design of the plumbing, the drains cannot be properly snaked. This project will design and construct new showers. The scope includes demolition & replacement of the shower floor, replace the under slab plumbing and replacing shower fixtures.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$56,500****Long-Term Needs****Four to Ten Years****HVAC EQUIPMENT REPLACEMENT****Project Index #: 1986HVA1****Construction Cost \$25,000**

The packaged HVAC unit was in fair condition at the time of the survey, however it should be planned for replacement in the next 8 - 10 years. This project would provide for installation of a new HVAC packaged unit and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC unit and all required connections to utilities.

INTERIOR FINISHES**Project Index #: 1986INT2****Construction Cost \$31,500**

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

BUILDING INFORMATION:

Gross Area (square feet):	3,932	IBC Occupancy Type 1:	100 % I-1
Year Constructed:	2000	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Concrete Masonry U	Construction Type:	Concrete Masonry Units & Steel
Exterior Finish 2:	%	IBC Construction Type:	II-A
Number of Levels (Floors):	1	Basement?	No
		Percent Fire Suppressed:	100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$48.09
Priority Class 2:	\$132,600	Total Facility Replacement Construction Cost:	\$2,752,000
Priority Class 3:	\$56,500	Facility Replacement Cost per Square Foot:	\$700
Grand Total:	\$189,100	FCNI:	7%

MPR/VISITATION/NDF SHOP

SPWD Facility Condition Analysis - 1898

Survey Date: 3/15/2022

**MPR/VISITATION/NDF SHOP
BUILDING REPORT**

The MPR/Visitation/NDF Shop Building is a pre-engineered metal building located on the Jean Conservation Camp site. The metal roofing system was overlaid with a single ply roofing membrane in 2009 and included a 15 year warranty. This steel pre-engineered 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: \$145,000****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 1898ADA2****Construction Cost \$90,000**

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 2018 IBC, ICC/ANSI A117.1, 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 and 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

ADA SIGNAGE**Project Index #: 1898ADA3****Construction Cost \$1,500**

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 and 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 1898SFT2****Construction Cost \$7,000**

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 - 2018 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011 and 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

STAIR REPLACEMENT

Project Index #: 1898SFT3
Construction Cost \$45,000

The three sets of stairs and handrails between the first floor and the second floor do not meet the requirements in the 2018 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 and 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

WIRING CLEANUP

Project Index #: 1898ELE3
Construction Cost \$1,500

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. This creates a safety issue. This project would provide for organization, proper labeling and for the wiring to be placed in electrical boxes per NEC 2017.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$463,300

Necessary - Not Yet Critical

Two to Four Years

EXTERIOR DOOR REPLACEMENT

Project Index #: 1898EXT5
Construction Cost \$12,500

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 and 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

EXTERIOR FINISHES

Project Index #: 1898EXT3
Construction Cost \$45,500

The exterior wall finishes, penetrations and louvers were in poor condition. 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.

FLOORING REPLACEMENT

Project Index #: 1898INT2
Construction Cost \$28,500

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 and 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

HVAC EQUIPMENT REPLACEMENT

Project Index #: 1898HVA2
Construction Cost \$70,000

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 have reached the end of their expected and useful life. This project will replace the existing equipment including adding purge pumps to the evaporative coolers to extend the life of the units. This project includes removal and disposal of the existing HVAC equipment 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.

INTERIOR FINISHES

Project Index #: 1898INT1
Construction Cost \$72,800

The interior finishes are in poor 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.

OVERHEAD DOOR MOTOR INSTALLATION

Project Index #: 1898EXT8
Construction Cost \$10,000

There are two 10'x14' overhead coiling doors which are manually operated. This project would provide for the installation of motors for the doors including remote operation, safety controls and connection to existing utilities.

ROOF REPLACEMENT

Project Index #: 1898EXT7
Construction Cost \$216,000

The statewide roofing program has set the useful life of an average roof at 20 - 25 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 2009. It is recommended that this building be re-roofed in the next 2 - 3 years to be consistent with the roofing program and the end of the warranty period.

This project is in design under CIP 23-S01(10) and the estimate is based off that project.

WATER HEATER REPLACEMENT

Project Index #: 1898PLM1
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 and 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

WINDOW REPLACEMENT

Project Index #: 1898EXT4
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 and 01/30/2014. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

BUILDING INFORMATION:

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

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$145,000	Project Construction Cost per Square Foot: \$66.85
Priority Class 2: \$463,300	Total Facility Replacement Construction Cost: \$3,185,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$350
Grand Total: \$608,300	FCNI: 19%

HOUSING UNIT 3

SPWD Facility Condition Analysis - 1897

Survey Date: 3/15/2022

HOUSING UNIT 3**BUILDING REPORT**

Housing Unit 3 is located on the Jean Conservation Camp site. The building is constructed with CMU, steel truss roof framing, a standing seam metal roof on a concrete foundation. There is a small area of flat roof for the rooftop HVAC packaged unit with single-ply roofing. The single ply roofing is original construction. The interior of the building contains a utility room and dormitory style housing with restrooms and showers. It has a fire alarm and sprinkler system and is in fair shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$124,900****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 1897SEC1****Construction Cost \$12,600**

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

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

ROOF REPLACEMENT**Project Index #: 1897EXT3****Construction Cost \$19,000**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 - 25 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 2000. It is recommended that this building be re-roofed in the next 2 - 3 years to be consistent with the roofing program and the end of the warranty period.

SHOWERS & UNDERGROUND PLUMBING REPLACEMENT**Project Index #: 1897PLM3****Construction Cost \$81,300**

The showers were built in 2000 and made of epoxy coated concrete block and are reaching the end of their useful life. Due to the design of the plumbing, the drains cannot be properly snaked. This project will design and construct new showers. The scope includes demolition & replacement of the shower floor, replace the under slab plumbing and replacing shower fixtures.

WATER HEATER REPLACEMENT**Project Index #: 1897PLM2****Construction Cost \$12,000**

There are two 80 gallon propane-fired water heaters in the closet. 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 3 - 4 years. It is recommended that new propane-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$76,200****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1897EXT1****Construction Cost \$19,700**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the doors, window frames and other painted metal surfaces and caulking of the control joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

HVAC EQUIPMENT REPLACEMENT**Project Index #: 1897HVA1****Construction Cost \$25,000**

The packaged HVAC unit was in fair condition at the time of the survey, however it should be planned for replacement in the next 8 - 10 years. This project would provide for installation of a new HVAC packaged unit and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC unit and all required connections to utilities.

INTERIOR FINISHES**Project Index #: 1897INT3****Construction Cost \$31,500**

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

BUILDING INFORMATION:

Gross Area (square feet): 3,932	IBC Occupancy Type 1: 100 % I-3
Year Constructed: 2000	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry Units & Steel
Exterior Finish 2: %	IBC Construction Type: II-A
Number of Levels (Floors): 1	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$51.14
Priority Class 2: \$124,900	Total Facility Replacement Construction Cost: \$2,752,000
Priority Class 3: \$76,200	Facility Replacement Cost per Square Foot: \$700
Grand Total: \$201,100	FCNI: 7%

JCC GUARD TOWER

SPWD Facility Condition Analysis - 0883

Survey Date: 3/15/2022

JCC GUARD TOWER BUILDING REPORT

The JCC Guard Tower is a wood framed structure with a metal roofing system on a concrete foundation. The tower is no longer in use and in poor shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$40,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0883EXT2****DEMOLISH STRUCTURE****Construction Cost \$40,000**

The building is an old Guard Tower that is no longer in use. The building is dilapidated and deteriorating and has reached the end of its useful life. This project would provide funding for the demolition of the Guard Tower and perimeter fencing.

BUILDING INFORMATION:

Gross Area (square feet): 288	IBC Occupancy Type 1: 100 % I-3
Year Constructed: 0	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 90 % Painted Stucco / EIFS	Construction Type: Wood Framed
Exterior Finish 2: 10 % Glazing	IBC Construction Type: II-B
Number of Levels (Floors): 2 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$138.89
Priority Class 2:	\$40,000	Total Facility Replacement Construction Cost:	\$86,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$40,000	FCNI:	47%

**ADMINISTRATION OFFICE/MEDICAL
BUILDING REPORT**

The Administration Office/Medical Building is a concrete masonry unit and steel framed structure on a concrete foundation and a single-ply roofing system. A large addition was added extending the building to the north and contains the medical function. The addition is a pre-engineered steel structure with a single-ply roofing system on a concrete foundation. The entire roof was replaced in 2008 and included a 15 year warranty. The facility contains a control office area, an ADA unisex restroom, storage areas, administrative offices and offices for medical staff. It has fire sprinklers and a fire alarm system. The HVAC system is a mix of a rooftop unit for the administration area, window units in the medical rooms and heating only in the central storage area.

PRIORITY CLASS 1 PROJECTS

Total Construction Cost for Priority 1 Projects: \$97,000

Currently Critical

Immediate to Two Years

ADA RESTROOM UPGRADES

**Project Index #: 0663ADA2
Construction Cost \$7,500**

The ADA restroom does not entirely meet the current accessibility requirements. There is no under sink protection and the clear space required under the sink is blocked by the water heater. This project provides for installing under sink protection, relocating & replacing the water heater and concealing all plumbing in walls. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) were 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 03/15/2022.

ADA SIGNAGE

**Project Index #: 0663ADA1
Construction Cost \$1,500**

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. NRS 338.180, IBC - 2018, ICC/ANSI A117.1 and the most current version of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) 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 03/15/2022.

HVAC SYSTEM INSTALLATION

**Project Index #: 0663ENR1
Construction Cost \$87,500**

The intake and medical areas do not currently have any cooling equipment and are uncomfortably hot in the summer. The electric heaters are not energy efficient and have reached the end of their expected life. It is recommended to install HVAC equipment in these occupied areas to ensure a comfortable work environment. This project would provide for the purchase and installation of roof mounted HVAC units including all required connections to existing 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 03/15/2022.

Project Index #: 0663ELE1

Construction Cost \$500

PROVIDE CLEARANCE AT ELECTRICAL PANELS

There are electrical panels in the building which do not have proper clear floor space around them. The 2018 IFC Section 604.3 states that, "A working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space." This project would provide funds to relocate the shelves and other items currently blocking the working space.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$116,100

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0663INT2

Construction Cost \$39,300

FLOORING REPLACEMENT

The VCT (vinyl composite tile), carpet and painted concrete floors 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, heavy duty commercial grade carpet and applying a new paint or sealant to the concrete 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 03/15/2022.

Project Index #: 0663HVA1

Construction Cost \$37,500

HVAC REPLACEMENT

The existing HVAC system in Administration is original to the building and should be scheduled for replacement. It is not energy efficient and has reached the end of its expected and useful life. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC system and all required connections to utilities.

Project Index #: 0663INT1

Construction Cost \$39,300

INTERIOR FINISHES

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2 - 4 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.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$12,802

Long-Term Needs

Four to Ten Years

Project Index #: 0663EXT2

Construction Cost \$11,802

EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the doors, window frames and other painted metal surfaces and caulking of the control joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0663PLM1
Construction Cost \$1,000

WATER HEATER REPLACEMENT

There is a 15 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 will be showing signs of wear and should be scheduled for replacement in the next 6-7 years. It is recommended that a new 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 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

BUILDING INFORMATION:

Gross Area (square feet): 3,934	IBC Occupancy Type 1: 100 % I-3
Year Constructed: 1987	IBC Occupancy Type 2: %
Exterior Finish 1: 40 % Concrete Masonry U	Construction Type: Concrete Masonry & Steel
Exterior Finish 2: 60 % Metal Siding	IBC Construction Type: II-N
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$97,000	Project Construction Cost per Square Foot: \$57.42
Priority Class 2: \$116,100	Total Facility Replacement Construction Cost: \$2,360,000
Priority Class 3: \$12,802	Facility Replacement Cost per Square Foot: \$600
Grand Total: \$225,902	FCNI: 10%

HOUSING UNIT 2

SPWD Facility Condition Analysis - 0662

Survey Date: 3/15/2022

HOUSING UNIT 2**BUILDING REPORT**

Housing Unit 2 is located on the Jean Conservation Camp site. The building is constructed with CMU, steel truss roof framing, a standing seam metal roof on a concrete foundation. There is a small area of flat roof for the rooftop HVAC packaged unit with single-ply roofing. The single ply roofing is original construction. The interior of the building contains a utility room and dormitory style housing with restrooms and showers. It has a fire alarm and sprinkler system and is in fair shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$144,600****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 0662SEC1****Construction Cost \$12,600**

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

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

EXTERIOR FINISHES**Project Index #: 0662EXT1****Construction Cost \$19,700**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the doors, window frames and other painted metal surfaces and caulking of the control joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

ROOF REPLACEMENT**Project Index #: 0662EXT3****Construction Cost \$19,000**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 - 25 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 2000. It is recommended that this building be re-roofed in the next 2 - 3 years to be consistent with the roofing program and the end of the warranty period.

SHOWERS & UNDERGROUND PLUMBING REPLACEMENT**Project Index #: 0662PLM3****Construction Cost \$81,300**

The showers were built in 2000 and made of epoxy coated concrete block and are reaching the end of their useful life. Due to the design of the plumbing, the drains cannot be properly snaked. This project will design and construct new showers. The scope includes demolition & replacement of the shower floor, replace the under slab plumbing and replacing shower fixtures.

Project Index #: 0662PLM2
Construction Cost \$12,000

WATER HEATER REPLACEMENT

There are two 80 gallon propane-fired water heaters in the closet. 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 3-4 years. It is recommended that new propane-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$56,500

Long-Term Needs

Four to Ten Years

Project Index #: 0662HVA2
Construction Cost \$25,000

HVAC EQUIPMENT REPLACEMENT

The packaged HVAC unit was in fair condition at the time of the survey, however it should be planned for replacement in the next 8 - 10 years. This project would provide for installation of a new HVAC packaged unit and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC unit and all required connections to utilities.

Project Index #: 0662INT3
Construction Cost \$31,500

INTERIOR FINISHES

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

BUILDING INFORMATION:

Gross Area (square feet): 3,932	IBC Occupancy Type 1: 100 % I-3
Year Constructed: 2000	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry Units & Steel
Exterior Finish 2: %	IBC Construction Type: II-A
Number of Levels (Floors): 1	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$51.14
Priority Class 2: \$144,600	Total Facility Replacement Construction Cost: \$2,752,000
Priority Class 3: \$56,500	Facility Replacement Cost per Square Foot: \$700
Grand Total: \$201,100	FCNI: 7%

HOUSING UNIT 1

SPWD Facility Condition Analysis - 0632

Survey Date: 3/15/2022

HOUSING UNIT 1**BUILDING REPORT**

Housing Unit 1 is located on the Jean Conservation Camp site. The building is constructed with CMU, steel truss roof framing, a standing seam metal roof on a concrete foundation. There is a small area of flat roof for the rooftop HVAC packaged unit with single-ply roofing. The single ply roofing is original construction. The interior of the building contains a utility room and dormitory style housing with restrooms and showers. It has a fire alarm and sprinkler system and is in fair shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$132,600****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 0632SEC1****Construction Cost \$12,600**

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

This project or a portion thereof was previously recommended in the FCA report dated 11/03/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/15/2022.

EXTERIOR FINISHES**Project Index #: 0632EXT1****Construction Cost \$19,700**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the doors, window frames and other painted metal surfaces and caulking of the control joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

ROOF REPLACEMENT**Project Index #: 0632EXT3****Construction Cost \$19,000**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 - 25 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 2000. It is recommended that this building be re-roofed in the next 2 - 3 years to be consistent with the roofing program and the end of the warranty period.

SHOWERS & UNDERGROUND PLUMBING REPLACEMENT**Project Index #: 0632PLM3****Construction Cost \$81,300**

The showers were built in 2000 and made of epoxy coated concrete block and are reaching the end of their useful life. Due to the design of the plumbing, the drains cannot be properly snaked. This project will design and construct new showers. The scope includes demolition & replacement of the shower floor, replace the under slab plumbing and replacing shower fixtures.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$56,500****Long-Term Needs****Four to Ten Years****HVAC EQUIPMENT REPLACEMENT****Project Index #: 0632HVA1****Construction Cost \$25,000**

The packaged HVAC unit was in fair condition at the time of the survey, however it should be planned for replacement in the next 8 - 10 years. This project would provide for installation of a new HVAC packaged unit and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC unit and all required connections to utilities.

INTERIOR FINISHES**Project Index #: 0632INT3****Construction Cost \$31,500**

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

BUILDING INFORMATION:

Gross Area (square feet): 3,932	IBC Occupancy Type 1: 100 % I-3
Year Constructed: 2000	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Concrete Masonry U	Construction Type: Concrete Masonry Units & Steel
Exterior Finish 2: %	IBC Construction Type: II-A
Number of Levels (Floors): 1	Percent Fire Suppressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$48.09
Priority Class 2: \$132,600	Total Facility Replacement Construction Cost: \$2,752,000
Priority Class 3: \$56,500	Facility Replacement Cost per Square Foot: \$700
Grand Total: \$189,100	FCNI: 7%

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 Conservation Camp Site – FCA Site #9892
Description: Seismic Shut-Off Valve for Site Needed.



Jean Conservation Camp Site – FCA Site #9892
Description: Crack Patch & Slurry Seal Needed.



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



Jean CC NDF Office – FCA Building #2494
Description: Exterior of the Building.



Jean CC NDF Office – FCA Building #2494
Description: Wiring Cleanup & Wall Repair Needed.



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



Culinary / Canteen / Dining Hall – FCA Building #2125
Description: Exterior of the building.



Culinary / Canteen / Dining Hall – FCA Building #2125
Description: Inoperable Culinary Equipment Replacement Needed.



Culinary / Canteen / Dining Hall – FCA Building #2125
Description: Floor Coating Replacement Needed.



Housing Unit 5 – FCA Building #1987
Description: Exterior of the Building.



Housing Unit 4 – FCA Building #1986
Description: Exterior of the Building.



Housing Unit 4 – FCA Building #1986
Description: Shower & Underground Plumbing Replacement Needed.



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



MPR / Visitation / NDF Shop – FCA Building #1898
Description: ADA Restroom Upgrade Needed.



MPR / Visitation / NDF Shop – FCA Building #1898
Description: Stair Replacement Recommended.



Housing Unit 3 – FCA Building #1897
Description: Exterior of the Building.



Housing Unit 3 – FCA Building #1897
Description: Water Heater Replacement Recommended.



JCC Guard Tower – FCA Building #0883
Description: Exterior of the Guard Tower.



Administration Office / Medical – FCA Building #0663
Description: Exterior of the Building.



Administration Office / Medical – FCA Building #0663
Description: HVAC Upgrade / Replacement Needed.



Administration Office / Medical – FCA Building #0663
Description: ADA Restroom Upgrades Needed.



Housing Unit 2 – FCA Building #0662
Description: Exterior of the Building.



Housing Unit 2 – FCA Building #0662
Description: Exterior Door & Hardware Replacement Needed.



Housing Unit 1 – FCA Building #0632
Description: Exterior of the Building.