

State of Nevada
Department of Corrections

FLORENCE McCLURE WOMEN'S CORRECTIONAL CENTER

4370 Smiley Road
North Las Vegas, Nevada 89115

Site Number: 9893
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in October 2021

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: 9893

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
3108	SHADE RAMADA 2	240	2010	12/11/2018	\$0	\$0	\$500	\$500	\$2,400	21%
	4370 Smiley Road									
	North Las Vegas									
3107	SALLY PORT GUARD STATION	128	2008	12/11/2018	\$0	\$7,500	\$2,600	\$10,100	\$51,200	20%
	4370 Smiley Road									
	North Las Vegas									
2457	ADMINISTRATION/HOUSING UNITS	199212	1997	12/11/2018	\$5,000	\$13,059,100	\$2,390,600	\$15,454,700	\$99,606,000	16%
	4370 Smiley Road									
	North Las Vegas									
2512	FMWCC ARMORY	320	1997	12/11/2018	\$1,100	\$1,900	\$1,900	\$4,900	\$96,000	5%
	4370 Smiley Road									
	North Las Vegas									
2513	SHADE RAMADA 1	484	2004	12/11/2018	\$0	\$0	\$1,000	\$1,000	\$25,000	4%
	4370 Smiley Road									
	North Las Vegas									
2786	FMWCC DORM HOUSING UNIT #9	23780	2008	12/11/2018	\$0	\$118,900	\$261,600	\$380,500	\$10,701,000	4%
	4370 Smiley Road									
	North Las Vegas									
2514	FMWCC GREENHOUSE	360	1997	12/11/2018	\$0	\$720	\$0	\$720	\$27,000	3%
	4370 Smiley Road									
	North Las Vegas									
9893	FMWCC SITE		1997	12/11/2018	\$1,013,700	\$2,737,800	\$470,000	\$4,221,500		0%
	4370 Smiley Road									
	North Las Vegas									
Report Totals.....:		224,524			\$1,019,800	\$15,925,920	\$3,128,200	\$20,073,920	\$110,508,600	18%

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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FMWCC SITE

SPWD Facility Condition Analysis - 9893

Survey Date: 12/11/2018

**FMWCC SITE
BUILDING REPORT**

The Florence McClure Women's Correctional Center sits on approximately 43 acres in North Las Vegas. This facility was originally contracted out to Corrections Corporation of America to design, build, and run the facility. The State of Nevada took possession of this facility in October 2003. There are 7 structures on the site including the main prison building, a dormitory housing unit, 2 shade structures, a greenhouse, an armory and sally port building. The site is fully fenced and there is a large paved parking area with ADA accessible parking spaces, a concrete yard area inside of the facility, a playground located adjacent to the visitation area, and a shipping receiving area. The site has city water and sewer services, natural gas and electrical service.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$1,013,700****Currently Critical****Immediate to Two Years****EMERGENCY GENERATOR REPLACEMENT****Project Index #: 9893ELE1****Construction Cost \$1,013,700**

The existing emergency generator is original to the building, which is 1997. The automatic transfer switch was replaced by the agency in 2020, due to broken parts and obsolete replacement parts. This emergency generator is the same age, and will have issues with replacement parts and maintenance issues. This project will replace the generator, which was installed in 1997. The generator will connect to the existing automatic transfer switch (ATS), which was replaced on 6/17/2020. A new generator pad will need to be installed for the replacement generator.

This project is in design under CIP 21-M28 and the estimate is based off that project.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,737,800****Necessary - Not Yet Critical****Two to Four Years****SEWAGE GRINDER INSTALLATION****Project Index #: 9893PLM1****Construction Cost \$929,900**

The main sewage line exiting the facility is connected to the city sewer system. There is a lift station before the connection to the city line, but no sewage grinder. This has caused blockages and clogging of the lift station and piping requiring costly maintenance and repairs. It is recommended to install a sewage grinder on the main line before it reaches the lift station to remedy this problem. This project would provide for the purchase and installation of a sewage grinder on the existing sewer line.

This project is in design under CIP 21-M36 and the estimate is based off that project.

This project or a portion thereof was previously recommended in the FCA report dated 11/02/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/11/2018.

SITE LIGHTING UPGRADE**Project Index #: 9893ENR1****Construction Cost \$1,217,500**

The existing light fixtures are high pressure sodium (orange light) and are original to the facility. The light fixtures are at the end of their life and should be replaced with an energy efficient fixture. With the replacement fixtures, the facility will have reduced maintenance for the LED fixtures, better light distribution, better quality of light (white light) and energy savings. This project will replace the high pressure sodium parking and perimeter lights for an LED equivalent on existing light poles.

SLURRY SEAL ASPHALT PAVING**Project Index #: 9893SIT5****Construction Cost \$198,000**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads, parking areas and the maintenance yard. 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. 220,000 square feet of asphalt area was used to generate this estimate.

Project Index #: 9893PLM2
Construction Cost \$392,400

WATER SOFTENER REPLACEMENT SITEWIDE

The five existing water softeners are original to the facility which was constructed in 1997. These units failed and are no longer operational or maintainable. This project will replace five water softeners and associated equipment. Removal and disposal of the existing equipment is included in this project.

This project is in design under CIP 21-M31 and the estimate is based off that project.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$470,000

Long-Term Needs

Four to Ten Years

Project Index #: 9893SIT6
Construction Cost \$470,000

CONCRETE REPLACEMENT

The concrete in the delivery area is beginning to fail and planned for replacement. In order for this to occur, temporary access to the delivery area must be provided. The project will fund the replacement of the failing concrete in the delivery area. Demolition and temporary entrance and fencing are included in this project.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,013,700
Priority Class 2:	\$2,737,800
Priority Class 3:	\$470,000
Grand Total:	\$4,221,500

SHADE RAMADA 2

SPWD Facility Condition Analysis - 3108

Survey Date: 12/11/2018

SHADE RAMADA 2**BUILDING REPORT**

The Shade Ramada is a prefabricated steel shelter designed to provide shade for correctional officers out in the inmate yard area. The structure is new (2010) and in excellent condition.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$500****Long-Term Needs****Four to Ten Years****Project Index #: 3108EXT1****EXTERIOR FINISHES****Construction Cost \$500**

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the structure and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 240	IBC Occupancy Type 1: 100 % U
Year Constructed: 2010	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Steel Post / Open	Construction Type: Steel Shade Structure
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$2.08
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$2,000
Priority Class 3: \$500	Facility Replacement Cost per Square Foot: \$10
Grand Total: \$500	FCNI: 25%

SALLY PORT GUARD STATION

SPWD Facility Condition Analysis - 3107

Survey Date: 12/11/2018

SALLY PORT GUARD STATION BUILDING REPORT

The Sally Port Guard Station is a prefabricated steel structure located adjacent to the sally port. The facility's single ply roofing system was replaced in 2013 and has a 20 year warranty. It is primarily a guard shack and has a small office space and a unisex restroom. The new structure is in excellent condition.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$7,500**
Necessary - Not Yet Critical **Two to Four Years**

HVAC EQUIPMENT REPLACEMENT

Project Index #: 3107HVA1
Construction Cost \$7,500

The rooftop packaged HVAC unit is original to the building and not energy efficient. The unit has reached the end its expected and useful life. This project would provide for the installation of a new packaged HVAC unit. Also included in this estimate is new curb adapters, roofing modifications, new condensate line, crane and rigging removal and installation and all required connections to utilities.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$2,600**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 3107EXT1
Construction Cost \$1,300

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 painting the metal siding and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5 - 7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

Project Index #: 3107INT1
Construction Cost \$1,300

The interior finishes are in fair condition. It is recommended that the interior walls and ceiling be painted at least once in the next 5 - 7 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.

BUILDING INFORMATION:

Gross Area (square feet): 128	IBC Occupancy Type 1: 100 % B
Year Constructed: 2008	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Steel	Construction Type: Prefabricated Steel Building
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:	\$78.91
Priority Class 2:	\$7,500	Total Facility Replacement Construction Cost:	\$51,000
Priority Class 3:	\$2,600	Facility Replacement Cost per Square Foot:	\$400
Grand Total:	\$10,100	FCNI:	20%

FMWCC DORM HOUSING UNIT #9

SPWD Facility Condition Analysis - 2786

Survey Date: 12/11/2018

FMWCC DORM HOUSING UNIT #9**BUILDING REPORT**

The Dorm Housing Unit is a concrete masonry unit and steel framed structure with a metal roofing system on a concrete foundation. The building is divided into two housing sections each with restrooms and showers. It has exterior ground mounted HVAC packaged units and has a fire protection system including alarms and sprinklers. The facility is in good condition.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$118,900****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2786HVA1****HVAC EQUIPMENT REPLACEMENT****Construction Cost \$118,900**

The ground mounted HVAC units are original to the building and should be scheduled for replacement. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of 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.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$261,600****Long-Term Needs****Four to Ten Years****Project Index #: 2786EXT1****EXTERIOR FINISHES****Construction Cost \$118,900**

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 of the doors, window frames and other painted metal surfaces and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2786INT1**INTERIOR FINISHES****Construction Cost \$142,700**

The interior finishes are in fair condition. It is recommended that the interior CMU and gypsum board walls be sealed and 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): 23,780****IBC Occupancy Type 1: 100 % I-3****Year Constructed: 2008****IBC Occupancy Type 2: 0 %****Exterior Finish 1: 100 % Concrete Masonry U****Construction Type: Concrete Masonry Units & Steel****Exterior Finish 2: 0 %****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: \$16.00****Priority Class 2: \$118,900****Total Facility Replacement Construction Cost: \$10,701,000****Priority Class 3: \$261,600****Facility Replacement Cost per Square Foot: \$450****Grand Total: \$380,500****FCNI: 4%**

FMWCC GREENHOUSE

SPWD Facility Condition Analysis - 2514

Survey Date: 12/11/2018

FMWCC GREENHOUSE**BUILDING REPORT**

The Greenhouse building is a prefabricated aluminum framed structure with translucent panels. It is located along the north side of the Gymnasium wing of the main facility. It has a sloped roof and is attached to the tilt-up concrete wall. The only access is from the yard along the northwest side of the main building.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$720****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2514EXT1****EXTERIOR FINISHES****Construction Cost \$720**

It is important to maintain the finish, weather resistance and appearance of the structure. This project recommends work to protect the exterior building envelope including repairs to the exterior polycarbonate panels and caulking around the panels, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 3-4 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 360	IBC Occupancy Type 1: 100 % U
Year Constructed: 1997	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Translucent Panels	Construction Type: Aluminum Framing
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: \$2.00
Priority Class 2: \$720	Total Facility Replacement Construction Cost: \$27,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$75
Grand Total: \$720	FCNI: 3%

SHADE RAMADA 1

SPWD Facility Condition Analysis - 2513

Survey Date: 12/11/2018

SHADE RAMADA 1**BUILDING REPORT**

The Shade Ramada 1 is a steel post and beam structure with steel decking for the roof. It is located in the yard and provides shade for the inmates. The structure is in good condition.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,000****Long-Term Needs****Four to Ten Years****Project Index #: 2513EXT1****EXTERIOR FINISHES****Construction Cost \$1,000**

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the structure and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 484	IBC Occupancy Type 1: 100 % U
Year Constructed: 2004	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Steel Post/Beam	Construction Type: Steel Post & Beam
Exterior Finish 2: 0 %	IBC Construction Type: II-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$2.07
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$25,000
Priority Class 3:	\$1,000	Facility Replacement Cost per Square Foot:	\$52
Grand Total:	\$1,000	FCNI:	4%

FMWCC ARMORY

SPWD Facility Condition Analysis - 2512

Survey Date: 12/11/2018

FMWCC ARMORY BUILDING REPORT

The Armory is a reinforced tilt-up concrete structure with an EPDM roofing system on a concrete foundation. It is located adjacent to the sally port and is in good condition.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$1,100**
Currently Critical **Immediate to Two Years**

EXIT SIGN AND EGRESS LIGHTING INSTALLATION **Project Index #: 2512SFT1**
Construction Cost \$1,100

The building does not have an exit sign or emergency lighting. This project would provide for the purchase and installation of a self-illuminated or LED style exit sign 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 11/02/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/11/2018.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$1,900**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR FINISHES **Project Index #: 2512EXT1**
Construction Cost \$1,900

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

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$1,900**
Long-Term Needs **Four to Ten Years**

INTERIOR FINISHES **Project Index #: 2512INT1**
Construction Cost \$1,900

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 - 6 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.

BUILDING INFORMATION:

Gross Area (square feet): 320	IBC Occupancy Type 1: 100 % I-3
Year Constructed: 1997	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Tilt-up Concrete/Pain	Construction Type: Tilt-Up Concrete & Steel
Exterior Finish 2: 0 %	IBC Construction Type: I-A
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,100	Project Construction Cost per Square Foot:	\$15.31
Priority Class 2:	\$1,900	Total Facility Replacement Construction Cost:	\$96,000
Priority Class 3:	\$1,900	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$4,900	FCNI:	5%

ADMINISTRATION/HOUSING UNITS

SPWD Facility Condition Analysis - 2457

Survey Date: 12/11/2018

ADMINISTRATION/HOUSING UNITS**BUILDING REPORT**

The FMWCC buildings and site is located in North Las Vegas. The main building incorporates all of the necessary ancillary services for the inmates, staff and visitors. These include but are not limited to an Administration area, Staff Break Room, Medical and Dental Services, Visitation including a children's play area, Recreation/Gymnasium, Culinary/Dining Rooms, Laundry, Warehouse, Maintenance, Classrooms, Canteen, Inmate Intake area, and Inmate Housing. This facility was originally contracted out to Corrections Corporation of America to design, build, and run the facility. The State of Nevada took possession of this facility in October 2003. The facility's single ply roofing system was replaced in 2014 and has a 20 year warranty. The facility has fire sprinklers and an alarm system and the HVAC system is a combination of roof mounted package units, evaporative cooling and chilled air primarily fed with a closed loop hot and cold water piping system from the central plant inside of the building.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$5,000****Currently Critical****Immediate to Two Years****ADA SIGNAGE****Project Index #: 2457ADA1****Construction Cost \$5,000**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. 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 11/02/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/11/2018.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: 13,059,100****Necessary - Not Yet Critical****Two to Four Years****CARPET REPLACEMENT****Project Index #: 2457INT2****Construction Cost \$211,000**

The carpet in the Administration/ Office wing is showing signs of extreme wear. It is recommended that the carpet be replaced with 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 05/05/2005 and 11/02/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/11/2018.

HVAC REPLACEMENT**Project Index #: 2457HVA8****Construction Cost \$7,736,000**

The eight evaporative coolers installed in 2009 have deteriorated significantly showing rusted frame and sides. The HVAC system is original to the building and have reached the end of their useful life. This project will replace the eight rooftop HVAC units. This project includes removal and disposal of the existing HVAC system and all required connections to utilities.

PLUMBING FIXTURE REPLACEMENT**Project Index #: 2457PLM6****Construction Cost \$3,747,000**

The original construction provided porcelain fixtures which are over 20 years old and require frequent maintenance. Replacement fixtures will be stainless steel combination units that are standard issue for correctional center housing units. This project will replace the housing unit plumbing fixtures in the original buildings.

Project Index #: 2457PLM7
Construction Cost \$1,233,800

PLUMBING REPLACEMENT

The facility is over 20 years old and the water supply piping has deteriorated. Currently there are no isolation valves installed to separate the different housing units and staff areas when the leaks occur. The water service for the entire facility has to be shut down in order to make repairs. This project will replace the domestic cold and hot water piping mains in the original buildings.

Project Index #: 2457CUL1
Construction Cost \$32,500

SERVING TRAY REPLACEMENT

The hot and cold serving trays in the culinary are original to the building and are no longer operating. Considering the age of the equipment and the evolving needs of the facility it is recommended to replace them. This project provides for removal and disposal of the 6-well steam table and the 6-well cold table with new equipment.

This project or a portion thereof was previously recommended in the FCA report dated 11/02/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/11/2018.

Project Index #: 2457PLM4
Construction Cost \$98,800

WASHER / EXTRACTORS & DRYER REPLACEMENT

Two of the four commercial washer / extractors and tumbler dryers in the laundry are original to the building and are troublesome and problematic to operate. Considering the age of the machines and the evolving needs of the facility, it is recommended to replace them. This project provides for removal and disposal of the existing washer / extractors and tumbler dryers with new units. A total of 2 washers and 2 dryers was used for this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 11/02/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 12/11/2018.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$2,390,600

Long-Term Needs

Four to Ten Years

Project Index #: 2457EXT5
Construction Cost \$1,195,300

EXTERIOR FINISHES

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 is painting the concrete walls and caulking of the control joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2457INT5
Construction Cost \$1,195,300

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 - 6 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): 199,212	IBC Occupancy Type 1: 100 % I-3
Year Constructed: 1997	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 95 % Tilt-up Concrete/Pain	Construction Type: Tilt-Up Concrete & Steel
Exterior Finish 2: 5 % Glazing	IBC Construction Type: I-A
Number of Levels (Floors): 2	Percent Fire Supressed: 100 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$5,000	Project Construction Cost per Square Foot: \$77.58
Priority Class 2: \$13,059,100	Total Facility Replacement Construction Cost: \$99,606,000
Priority Class 3: \$2,390,600	Facility Replacement Cost per Square Foot: \$500
Grand Total: \$15,454,700	FCNI: 16%

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
Facilities Condition Analysis

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

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



Florence McClure Women's Correctional Center Site - Site #9893
Description: View of the Delivery Area and Site Concrete Condition.



Florence McClure Women's Correctional Center Site - Site #9893
Description: Site Lighting Upgrade Needed.



Florence McClure Women's Correctional Center Site - Site #9893
Description: Crack & Slurry Seal Asphalt Paving.



Shade Ramada 2 - Building #3108
Description: Exterior of the Structure.



Sally Port Guard Station - Building #3107
Description: Exterior of the Building.



FMWCC Dorm Housing Unit #9 - Building #2786
Description: Exterior of the Housing Unit.



FMWCC Dorm Housing Unit #9 - Building #2786
Description: HVAC Equipment Replacement Needed.



FMWCC Greenhouse - Building #2514
Description: Exterior of the Structure.



FMWCC Armory - Building #2512
Description: Armory in Foreground.



Administration / Housing Units - Building #2457
Description: Exterior & Main Entrance to Building.



Administration / Housing Units - Building #2457
Description: Plumbing Fixture Replacement to Stainless Steel.



Administration / Housing Units - Building #2457
Description: View of the Culinary Area.



Administration / Housing Units - Building #2457
Description: HVAC Replacement Needed on 2009 Built Housing Units.



Administration / Housing Units - Building #2457
Description: View of Single Ply Roofing installed in 2014.



Administration / Housing Units - Building #2457
Description: Typical Interior Finishes in Housing Unit.



Administration / Housing Units - Building #2457
Description: Domestic Plumbing Replacement Recommended.