



DEPT OF HEALTH AND HUMAN SERVICES

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

SOUTH REGION

-

9908 - SUMMIT VIEW YOUTH CORRECTIONAL CENTER SITE
5730 RANGE RD
LAS VEGAS, NV 89115-1927
CLARK COUNTY

SURVEY DATE: 03/08/2023



TABLE OF CONTENTS

INTRODUCTION	4
PRIORITY 1: CURRENTLY CRITICAL, REQUIRES IMMEDIATE ACTION	5
9908-SFT-3: FIRE ALARM REPLACEMENT	6
9908-ELE-1: ARC FLASH AND ELECTRICAL COORDINATION STUDY	7
PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION	8
9908-SFT-4: EMERGENCY GENERATOR REPLACEMENT	9
9908-SEC-2: SURVEILLANCE SYSTEM REPLACEMENT	10
2428-INT-5: WALK-IN COOLER & FREEZER ENCLOSURE REPLACEMENT	11
2429-INT-4: SHOWER REFURBISHMENT	12
2430-INT-5: SHOWER REFURBISHMENT	13
2428-HVA-2: HVAC EQUIPMENT REPLACEMENT	14
2432-HVA-1: EVAPORATIVE COOLER REPLACEMENT	15
2428-SEC-2: SALLY PORT DOOR REPLACEMENT	16
2431-INT-2: INTERIOR FINISHES	17
2432-SIT-1: DOCK LIFT REPLACEMENT	18
2431-SIT-1: SITE DRAINAGE IMPROVEMENTS	19
2428-INT-6: RESTROOM FLOOR STRUCTURAL SURVEY	20
9908-PLM-1: SEWER INSPECTION SITEWIDE	21
9908-SIT-4: STORM DRAINAGE STUDY	22
2430-PLM-1: WATER HEATER REPLACEMENT	23
2429-PLM-1: WATER HEATER REPLACEMENT	24
4576-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES	25
4575-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES	26
4574-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES	27
4573-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES	28
4572-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES	29
4571-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES	30

4570-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES	31
4569-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES	32
4568-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES	33
4567-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES	34
4566-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES	35
4565-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES	36
4564-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES	37
4563-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES	38
4562-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES	39
PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS.....	40
2428-EXT-4: ROOF REPLACEMENT	41
2428-INT-4: INTERIOR FINISHES	42
2428-EXT-5: EXTERIOR FINISHES	43
2429-EXT-4: EXTERIOR FINISHES	44
2429-INT-3: INTERIOR FINISHES.....	45
2430-EXT-4: EXTERIOR FINISHES	46
2430-INT-2: INTERIOR FINISHES.....	47
2430-EXT-3: ROOF REPLACEMENT.....	48
2429-EXT-5: ROOF REPLACEMENT.....	49
9908-SIT-5: CRACK FILL & SLURRY SEAL	50
2431-EXT-3: EXTERIOR FINISHES	51
2431-HVA-1: UNIT HEATER REPLACEMENT	52
2432-EXT-2: EXTERIOR FINISHES	53
2432-INT-1: INTERIOR FINISHES	54
APPENDIX B – REVISION HISTORY	55

*The **FCA PROGRAM**, established by the State Public Works Division (SPWD), fulfills oversight responsibilities under NRS 341.128 (periodically inspect state-owned institutions) and NRS 331.110 (inventory of state property).*

*The **Property Portfolio Review** is a two-part evaluation offering an assessment of a property's condition and prioritized project recommendations with preliminary cost estimates.*

INTRODUCTION

The **Project Addendum** is part two of the **Property Portfolio Review**, building on the foundation of the Facility Insights report, which assesses the condition of the property and its facilities. It outlines post-assessment projects, categorized within the SPWD's building management system, by priority, status designation, and preliminary cost estimate. Building management components include ADA, culinary, electrical, energy, environmental, exterior, HVAC, interior, plumbing, safety, security, site, and structural systems.

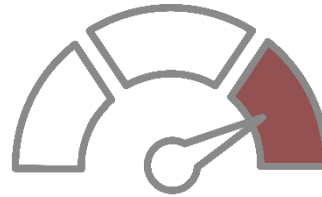
Projects are prioritized by urgency and address the most pressing needs effectively:

- **Priority 1, 0 - 2 years, Currently Critical:** Requires immediate action.
- **Priority 2, 2 - 4 years, Necessary – Not Yet Critical:** Preemptive attention to avoiding deterioration.
- **Priority 3, 4 - 10 years, Long Term Needs:** Investment planning and functional improvements.

Projects are assigned a status designation of **new, in progress, completed, deferred or canceled**. Preliminary cost estimates are based on multiple sources, including the **RS Means Cost Estimating Guide**, similar **SPWD construction projects**, and **contractor pricing**, factoring in labor, location, materials, profit, and overhead. **Soft costs** (design fees, testing, permits) are not included.



Disclaimer: Observations are limited to **accessible areas** and conditions present during the survey.
Accurate Forecasting: Updated estimates must be obtained that include soft costs and professional evaluations.

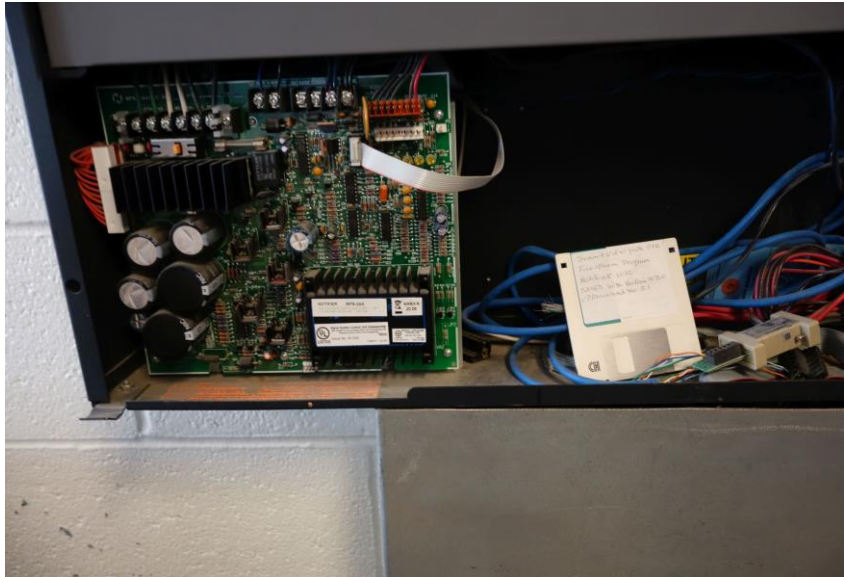


PRIORITY 1: CURRENTLY CRITICAL, REQUIRES IMMEDIATE ACTION

SUMMIT VIEW YOUTH CORRECTIONAL CENTER SITE

\$171,300.00

PRIORITY 1
0 - 2 years



NEW SAFETY ISSUES - 10/31/2024

9908-SFT-3: FIRE ALARM REPLACEMENT

The buildings on the site are equipped with an automatic fire detection and alarm system that is failing. The existing system's program resides on a floppy disk and parts are difficult to acquire. This estimate includes the cost of replacing the existing system with a new system that will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1 Section 7 and the 2018 International Fire Code.

SUMMIT VIEW YOUTH CORRECTIONAL CENTER SITE

\$60,000.00

PRIORITY 1
0 - 2 years

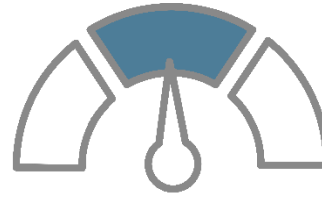


NEW ELECTRICAL - 11/6/2024

9908-ELE-1: ARC FLASH AND ELECTRICAL COORDINATION STUDY

Arc flash and electrical breaker coordination studies have not been performed on the site electrical systems or it has been more than 5 years since the last coordination study. Safety requirements for maintenance personnel and the latest electrical code require

coordination studies to be verified and performed every 5 years, along with arc flash labeling on all electrical panels. This project will perform the required coordination study, evaluation, adjustments and labeling for the site's electrical distribution system.



PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

SUMMIT VIEW YOUTH CORRECTIONAL CENTER SITE



\$1,534,400.00

PRIORITY 2
2 - 4 years

NEW SAFETY ISSUES - 10/31/2024

9908-SFT-4: EMERGENCY GENERATOR REPLACEMENT

The current backup generator is 25 years old and only capable of supporting emergency services. During extended electrical outages the kitchen and all other important functions are not available. This project recommends a replacement of the existing emergency generator with a unit capable of supporting the entire site's power needs.

This project is in design under CIP 23-M02(6) and the estimate is based off that project.

SUMMIT VIEW YOUTH CORRECTIONAL CENTER SITE



\$1,500,000.00

PRIORITY 2
2 - 4 years



NEW SECURITY - 10/30/2024

9908-SEC-2: SURVEILLANCE SYSTEM REPLACEMENT

The existing video surveillance is an aging analog system and replacement parts are difficult to source. This project recommends a complete replacement with digital hardware, cabling and software. Digital storage is also included in this project.

ADMINISTRATION & EDUCATION



\$698,300.00

PRIORITY 2
2 - 4 years

NEW BUILDING INTERIOR - 10/31/2024

2428-INT-5: WALK-IN COOLER & FREEZER ENCLOSURE REPLACEMENT

The walk-in cooler and freezer enclosures are original construction and failing. The paneling of both enclosures is splitting allowing moisture to enter degrading the insulation and creating possible mold issues. This project recommends replacement of the enclosures. This project includes removal and disposal of the existing enclosures.

HOUSING UNIT #1 - SIERRA



\$288,700.00

PRIORITY 2
2 - 4 years

NEW BUILDING INTERIOR - 11/6/2024

2429-INT-4: SHOWER REFURBISHMENT

The 6 showers in the Housing Unit are original tile enclosures and have reached the end of their useful life. The shower valves have been replaced with manual ball valves to maintain operation. On site staff require shower controls outside of the enclosure to control water usage. This project scope includes demolition of the existing showers and installation of stainless steel shower enclosures, epoxy flooring, wall and ceiling paint and new remote controlled shower fixtures are included in this estimate.

HOUSING UNIT #2 - EVEREST



\$288,700.00

PRIORITY 2
2 - 4 years

NEW BUILDING INTERIOR - 11/6/2024

2430-INT-5: SHOWER REFURBISHMENT

The 6 showers in the Housing Unit are original tile enclosures and have reached the end of their useful life. The shower valves have been replaced with manual ball valves to maintain operation. On site staff require shower controls outside of the enclosure to control water usage. This project scope includes demolition of the existing showers and installation of stainless steel shower enclosures, epoxy flooring, wall and ceiling paint and new remote controlled shower fixtures are included in this estimate.

ADMINISTRATION & EDUCATION

\$175,000.00

PRIORITY 2
2 - 4 years



NEW HVAC - 10/31/2024

2428-HVA-2: HVAC EQUIPMENT REPLACEMENT

There are 15 exhaust fans and 1 Make-Up-Air (MUA) unit supplying conditioned air to the culinary space that are original equipment installed in 2000. The equipment is 24 years old and reaching the end of useful life. The balance of rooftop units were replaced in approximately 2016 and appear to be in good condition. This project includes removal and disposal of the existing HVAC equipment and all required connections to utilities.

WAREHOUSE/MAINTENANCE SHOP



\$90,000.00

PRIORITY 2
2 - 4 years

NEW HVAC - 11/8/2024

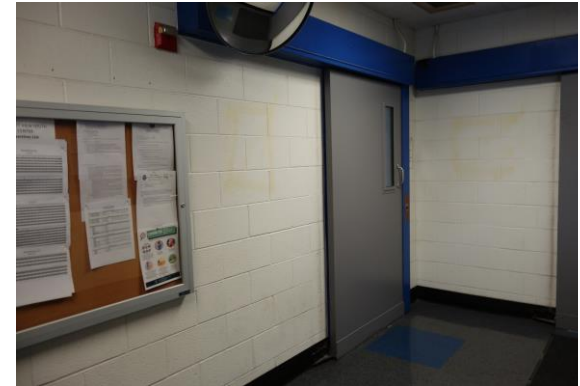
2432-HVA-1: EVAPORATIVE COOLER REPLACEMENT

Three large evaporative cooling units which are elevated on steel structures and located on the west side of the building, are original equipment and have reached the end of their useful life. They are very difficult to maintain requiring elevated work platforms for ordinary maintenance. This project recommends the replacement of the evaporative coolers by removal of the elevated steel structures, removal and installation of new concrete equipment pads and extending the supply air ductwork down to the pad mounted equipment. This project includes the removal and the disposal of the existing equipment and all required connections to utilities.

ADMINISTRATION & EDUCATION

\$75,000.00

PRIORITY 2
2 - 4 years



NEW SECURITY - 10/31/2024

2428-SEC-2: SALLY PORT DOOR REPLACEMENT

The 3 sally port doors are original, are failing and require continuous maintenance. This project recommends the replacement of the sally port doors, operator hardware and controls. This project includes removal and disposal of the existing equipment and all required connections to utilities.

GYMNASIUM

\$55,800.00

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 11/6/2024 2431-INT-2: INTERIOR FINISHES

The interior finishes are in poor condition. It is recommended to paint the interior walls and ceilings at least once in the next 3 - 4 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.

WAREHOUSE/MAINTENANCE SHOP



\$50,000.00

PRIORITY 2
2 - 4 years

DEFERRED SITE ISSUES - 11/6/2024

2432-SIT-1: DOCK LIFT REPLACEMENT

The 10,000 pound capacity scissor dock lift is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the lift with a new dock lift for deliveries. Removal and disposal of the existing lift is included in this estimate. It may be possible to repair the existing lift or replace parts on the existing lift to save costs.

GYMNASIUM



\$35,000.00

PRIORITY 2
2 - 4 years

NEW SITE ISSUES - 11/6/2024

2431-SIT-1: SITE DRAINAGE IMPROVEMENTS

Heavy rains exposed drainage problems on the west side of the building. The grade does not slope away from the building and eroded soil has been deposited on the sidewalk and up to the building foundation. This project would create positive flow away from the buildings by extending retaining walls, regrading and installing additional drainage swales to direct the flow to the east and around the gymnasium.

ADMINISTRATION & EDUCATION

\$25,000.00

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 11/1/2024

2428-INT-6: RESTROOM FLOOR STRUCTURAL SURVEY

The restroom concrete slab floor has heaved near the floor drain and failing under the floor tile. This project recommends the removal of portions of the floor tile to further determine the extent of the concrete slab failure. Removal of portions of the concrete slab may be necessary to complete the investigation. Repair costs will be developed at the conclusion of the study.

SUMMIT VIEW YOUTH CORRECTIONAL CENTER SITE



\$25,000.00

PRIORITY 2
2 - 4 years

NEW PLUMBING - 11/1/2024

9908-PLM-1: SEWER INSPECTION SITEWIDE

The sewer systems in the buildings have experienced increasing problems. The cast iron waste and vent piping has become corroded and is plugged in some locations. The condition of the underground sewer piping is unknown. This project recommends a comprehensive survey of the waste and vent piping systems site-wide to create a plan for repair and replacement as needed.

SUMMIT VIEW YOUTH CORRECTIONAL CENTER SITE



\$25,000.00

PRIORITY 2
2 - 4 years



NEW SITE ISSUES - 10/30/2024

9908-SIT-4: STORM DRAINAGE STUDY

During storm water events, storm water floods the existing storm swales flooding the public parking lot, eroding soil under the perimeter fence and damaging the landscaping. This project recommends a full drainage study of the site. The cost to implement recommendations as a result of the Study is not included in this project.

HOUSING UNIT #2 - EVEREST



\$ 7,500.00

PRIORITY 2
2 - 4 years



IMAGE FROM WEB

NEW PLUMBING - 11/6/2024

2430-PLM-1: WATER HEATER REPLACEMENT

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

HOUSING UNIT #1 - SIERRA

\$ 7,500.00

PRIORITY 2
2 - 4 years



No Image Available



IMAGE FROM WEB

DEFERRED PLUMBING - 11/6/2024

2429-PLM-1: WATER HEATER REPLACEMENT

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

SOLAR CARPORT #15



\$ 6,000.00

PRIORITY 2
2 - 4 years

NEW ELECTRICAL - 7/30/2025

4576-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES

Survey and document rooftop photovoltaic arrays on parking structures, including panels, mounting hardware, wiring, and monitoring/control systems. Deliverables include updated inventory, condition ratings, and prioritized recommendations for maintenance or further evaluation.

SOLAR CARPORT #14



\$ 6,000.00

PRIORITY 2
2 - 4 years

NEW ELECTRICAL - 7/30/2025

4575-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES

Survey and document rooftop photovoltaic arrays on parking structures, including panels, mounting hardware, wiring, and monitoring/control systems. Deliverables include updated inventory, condition ratings, and prioritized recommendations for maintenance or further evaluation.

SOLAR CARPORT #13



\$ 6,000.00

PRIORITY 2
2 - 4 years

NEW ELECTRICAL - 7/30/2025

4574-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES

Survey and document rooftop photovoltaic arrays on parking structures, including panels, mounting hardware, wiring, and monitoring/control systems. Deliverables include updated inventory, condition ratings, and prioritized recommendations for maintenance or further evaluation.

SOLAR CARPORT #12



\$ 6,000.00

PRIORITY 2
2 - 4 years

NEW ELECTRICAL - 7/30/2025

4573-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES

Survey and document rooftop photovoltaic arrays on parking structures, including panels, mounting hardware, wiring, and monitoring/control systems. Deliverables include updated inventory, condition ratings, and prioritized recommendations for maintenance or further evaluation.

SOLAR CARPORT #11



\$ 6,000.00

PRIORITY 2
2 - 4 years

NEW ELECTRICAL - 7/30/2025

4572-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES

Survey and document rooftop photovoltaic arrays on parking structures, including panels, mounting hardware, wiring, and monitoring/control systems. Deliverables include updated inventory, condition ratings, and prioritized recommendations for maintenance or further evaluation.

SOLAR CARPORT #10



\$ 6,000.00

PRIORITY 2
2 - 4 years

NEW ELECTRICAL - 7/30/2025

4571-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES

Survey and document rooftop photovoltaic arrays on parking structures, including panels, mounting hardware, wiring, and monitoring/control systems. Deliverables include updated inventory, condition ratings, and prioritized recommendations for maintenance or further evaluation.

SOLAR CARPORT #9



\$ 6,000.00

PRIORITY 2
2 - 4 years

NEW ELECTRICAL - 7/30/2025

4570-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES

Survey and document rooftop photovoltaic arrays on parking structures, including panels, mounting hardware, wiring, and monitoring/control systems. Deliverables include updated inventory, condition ratings, and prioritized recommendations for maintenance or further evaluation.

SOLAR CARPORT #8



\$ 6,000.00

PRIORITY 2
2 - 4 years

NEW ELECTRICAL - 7/30/2025

4569-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES

Survey and document rooftop photovoltaic arrays on parking structures, including panels, mounting hardware, wiring, and monitoring/control systems. Deliverables include updated inventory, condition ratings, and prioritized recommendations for maintenance or further evaluation.

SOLAR CARPORT #7



\$ 6,000.00

PRIORITY 2
2 - 4 years

NEW ELECTRICAL - 7/30/2025

4568-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES

Survey and document rooftop photovoltaic arrays on parking structures, including panels, mounting hardware, wiring, and monitoring/control systems. Deliverables include updated inventory, condition ratings, and prioritized recommendations for maintenance or further evaluation.

SOLAR CARPORT #6



\$ 6,000.00

PRIORITY 2
2 - 4 years

NEW ELECTRICAL - 7/30/2025

4567-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES

Survey and document rooftop photovoltaic arrays on parking structures, including panels, mounting hardware, wiring, and monitoring/control systems. Deliverables include updated inventory, condition ratings, and prioritized recommendations for maintenance or further evaluation.

SOLAR CARPORT #5



\$ 6,000.00

PRIORITY 2
2 - 4 years

NEW ELECTRICAL - 7/30/2025

4566-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES

Survey and document rooftop photovoltaic arrays on parking structures, including panels, mounting hardware, wiring, and monitoring/control systems. Deliverables include updated inventory, condition ratings, and prioritized recommendations for maintenance or further evaluation.

SOLAR CARPORT #4



\$ 6,000.00

PRIORITY 2
2 - 4 years

NEW ELECTRICAL - 7/30/2025

4565-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES

Survey and document rooftop photovoltaic arrays on parking structures, including panels, mounting hardware, wiring, and monitoring/control systems. Deliverables include updated inventory, condition ratings, and prioritized recommendations for maintenance or further evaluation.

SOLAR CARPORT #3



\$ 6,000.00

PRIORITY 2
2 - 4 years

NEW ELECTRICAL - 7/30/2025

4564-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES

Survey and document rooftop photovoltaic arrays on parking structures, including panels, mounting hardware, wiring, and monitoring/control systems. Deliverables include updated inventory, condition ratings, and prioritized recommendations for maintenance or further evaluation.

SOLAR CARPORT #2



\$ 6,000.00

PRIORITY 2
2 - 4 years

NEW ELECTRICAL - 7/30/2025

4563-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES

Survey and document rooftop photovoltaic arrays on parking structures, including panels, mounting hardware, wiring, and monitoring/control systems. Deliverables include updated inventory, condition ratings, and prioritized recommendations for maintenance or further evaluation.

SOLAR CARPORT #1



\$ 6,000.00

PRIORITY 2
2 - 4 years

NEW ELECTRICAL - 7/30/2025

4562-ELE-0: PHOTOVOLTAIC SYSTEM SURVEY - PARKING STRUCTURES

Survey and document rooftop photovoltaic arrays on parking structures, including panels, mounting hardware, wiring, and monitoring/control systems. Deliverables include updated inventory, condition ratings, and prioritized recommendations for maintenance or further evaluation.



PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

ADMINISTRATION & EDUCATION

\$611,200.00

PRIORITY 3
4 - 10 years



DEFERRED BUILDING EXTERIOR - 10/31/2024 2428-EXT-4: ROOF REPLACEMENT

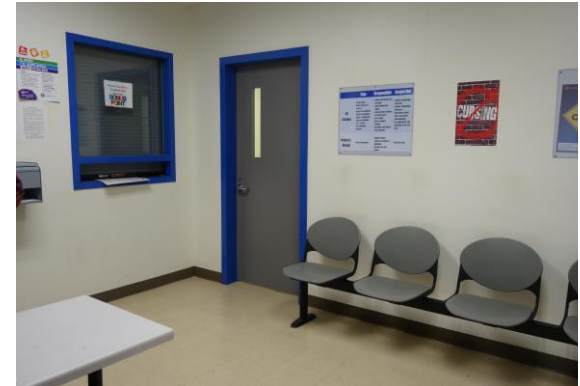
The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 - 25 years. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure 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 4 - 5 years to be consistent with the roofing program and the end of the warranty period.

Survey Date: 03/08/2023 Print Date: 8/20/2025
Page 41 of 55

ADMINISTRATION & EDUCATION

\$277,800.00

PRIORITY 3
4 - 10 years



NEW BUILDING INTERIOR - 10/31/2024 2428-INT-4: INTERIOR FINISHES

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 8 - 10 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.

ADMINISTRATION & EDUCATION

\$138,900.00

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 10/30/2024 2428-EXT-5: 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 is painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 7 - 8 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

HOUSING UNIT #1 - SIERRA

\$75,500.00

PRIORITY 3
4 - 10 years



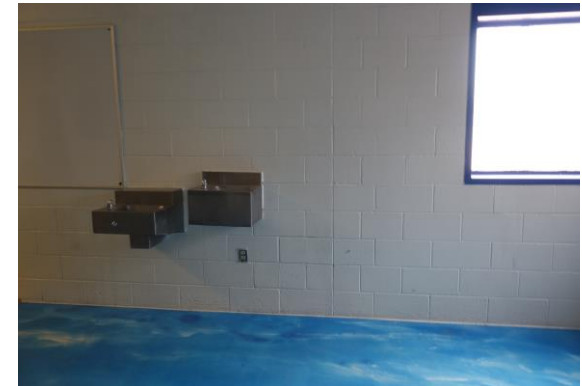
NEW BUILDING EXTERIOR - 11/5/2024 2429-EXT-4: EXTERIOR FINISHES

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 are cleaning and sealing the concrete masonry units, painting the metal trim and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 7 - 8 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

HOUSING UNIT #1 - SIERRA

\$75,500.00

PRIORITY 3
4 - 10 years



NEW BUILDING INTERIOR - 11/5/2024 2429-INT-3: INTERIOR FINISHES

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 6 - 8 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.

HOUSING UNIT #2 - EVEREST

\$75,500.00

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 11/6/2024 2430-EXT-4: 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 are cleaning and sealing the concrete masonry units, painting the metal trim and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 7 - 9 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

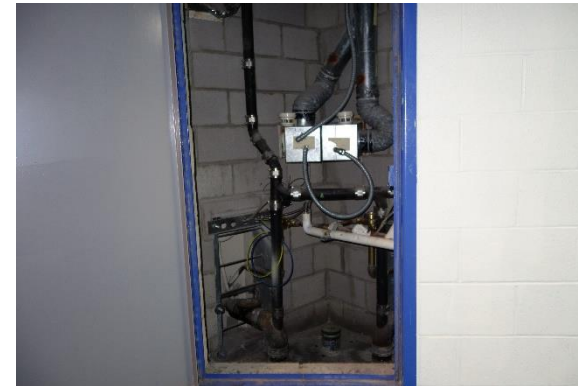
HOUSING UNIT #2 - EVEREST

\$75,500.00

PRIORITY 3
4 - 10 years



No Image Available



NEW BUILDING INTERIOR - 11/6/2024

2430-INT-2: INTERIOR FINISHES

The interior finishes are in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 6 - 8 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.

HOUSING UNIT #2 - EVEREST



\$66,000.00

PRIORITY 3
4 - 10 years

DEFERRED BUILDING EXTERIOR - 11/6/2024

2430-EXT-3: ROOF REPLACEMENT

The single ply roof portion 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 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 4 - 5 years to be consistent with the roofing program and the end of the warranty period.

HOUSING UNIT #1 - SIERRA

\$66,000.00

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 11/5/2024 2429-EXT-5: ROOF REPLACEMENT

The single ply roof portion 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 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 4 - 5 years to be consistent with the roofing program and the end of the warranty period.

Survey Date: 03/08/2023 Print Date: 8/20/2025
Page 49 of 55

SUMMIT VIEW YOUTH CORRECTIONAL CENTER SITE



\$65,000.00

PRIORITY 3
4 - 10 years



NEW SITE ISSUES - 10/30/2024

9908-SIT-5: CRACK FILL & SLURRY SEAL

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads, parking areas and driving test areas. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 65,000 square feet of asphalt area was used to generate this estimate.

GYMNASIUM



\$39,900.00

PRIORITY 3
4 - 10 years

NEW BUILDING EXTERIOR - 11/6/2024

2431-EXT-3: 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 are cleaning and sealing the concrete masonry units, painting the metal trim and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 7-8 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

GYMNASIUM



\$20,000.00

PRIORITY 3
4 - 10 years



IMAGE FROM WEB

NEW HVAC - 11/6/2024

2431-HVA-1: UNIT HEATER REPLACEMENT

The existing hanging natural gas fired furnaces appear to be original to the building and have reached the end of their expected life. They are showing signs of aging and at the time of the survey were inoperable. This project would provide for the removal and disposal of the old furnaces and installation of 2 new hanging propane fired furnaces.

WAREHOUSE/MAINTENANCE SHOP

\$ 3,800.00

PRIORITY 3
4 - 10 years



DEFERRED BUILDING EXTERIOR - 11/6/2024 2432-EXT-2: 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 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 7 - 9 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

WAREHOUSE/MAINTENANCE SHOP

\$ 3,500.00

PRIORITY 3
4 - 10 years



DEFERRED BUILDING INTERIOR - 11/6/2024 2432-INT-1: INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and floors be painted or sealed at least once in the next four to six years. Prior to painting or sealing, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

APPENDIX B – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	8/20/2025	Initial.