

State of Nevada  
Department of Corrections  
Ely State Prison  
Facility Condition Analysis

# ELY STATE PRISON

4569 North State Route 490  
Ely, Nevada 89301

**Site Number: 9941**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report Printed in February 2016

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Department of Corrections  
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Facility Condition Analysis

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

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

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

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

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

**Class Definitions**

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

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

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

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

**PRIORITY CLASS 3 - (Four to Ten Years)**

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

Site number: 9941

## Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2242	EQUIPMENT STORAGE 4569 N. State Route 490	400	1999	4/29/2015	\$0	\$139,280	\$0	\$139,280	\$100,000	139%
1432	TOWER #4 4569 N. State Route 490	290	1987	4/29/2015	\$24,000	\$26,600	\$3,480	\$54,080	\$290,000	19%
1431	TOWER #3 4569 N. State Route 490	290	1987	4/29/2015	\$24,000	\$26,600	\$3,480	\$54,080	\$290,000	19%
1430	TOWER #2 4569 N. State Route 490	290	1987	4/29/2015	\$24,000	\$26,600	\$3,480	\$54,080	\$290,000	19%
1429	TOWER #1 4569 N. State Route 490	290	1987	4/29/2015	\$24,000	\$26,600	\$3,480	\$54,080	\$290,000	19%
1424	BUILDING #10 - WORK & RECREATION 4569 N. State Route 490	48600	1987	4/29/2015	\$168,200	\$2,186,300	\$583,200	\$2,937,700	\$17,010,000	17%
1423	BUILDING #9 - SCHEDULED SERVICES 4569 N. State Route 490	56500	1987	4/29/2015	\$59,500	\$2,018,850	\$960,500	\$3,038,850	\$19,775,000	15%
1427	BUILDING #13 - ARMORY 4569 N. State Route 490	1680	1987	4/29/2015	\$15,000	\$45,000	\$20,160	\$80,160	\$588,000	14%
1426	BUILDING #12 - TRUSTEE DORMITORY 4569 N. State Route 490	3600	1987	4/29/2015	\$65,000	\$56,000	\$43,200	\$164,200	\$1,260,000	13%
1421	HOUSING UNIT #7 4569 N. State Route 490	29870	1989	4/29/2015	\$6,000	\$899,700	\$358,440	\$1,264,140	\$10,454,500	12%
1419	HOUSING UNIT #5 4569 N. State Route 490	29870	1989	4/29/2015	\$6,000	\$899,700	\$358,440	\$1,264,140	\$10,454,500	12%
1417	HOUSING UNIT #3 4569 N. State Route 490	29870	1987	4/29/2015	\$6,000	\$899,700	\$358,440	\$1,264,140	\$10,454,500	12%
0699	HOUSING UNIT #1 4569 N. State Route 490	29870	1987	4/29/2015	\$6,000	\$899,700	\$358,440	\$1,264,140	\$10,454,500	12%
0123	HOUSING UNIT #2 4569 N. State Route 490	29870	1987	4/29/2015	\$4,000	\$863,700	\$358,440	\$1,226,140	\$10,454,500	12%
1422	HOUSING UNIT #8 4569 N. State Route 490	29870	1989	4/29/2015	\$4,000	\$863,700	\$358,440	\$1,226,140	\$10,454,500	12%
1420	HOUSING UNIT #6 4569 N. State Route 490	29870	1989	4/29/2015	\$4,000	\$863,700	\$358,440	\$1,226,140	\$10,454,500	12%

Site number: 9941
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## Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
1418	HOUSING UNIT #4 4569 N. State Route 490 Ely	29870	1987	4/29/2015	\$4,000	\$863,700	\$358,440	\$1,226,140	\$10,454,500	12%
1428	BUILDING #14 - GATEHOUSE 4569 N. State Route 490 Ely	1350	1987	4/29/2015	\$1,500	\$20,900	\$16,200	\$38,600	\$472,500	8%
1425	BUILDING #11 - WAREHOUSE / CENTRAL PLANT 4569 N. State Route 490 Ely	35370	1987	4/29/2015	\$110,000	\$375,700	\$424,440	\$910,140	\$12,379,500	7%
2729	WATER TANK 4569 N. State Route 490 Ely	1488	1987	4/29/2015	\$0	\$14,880	\$0	\$14,880	\$400,000	4%
1617	ESP SEWAGE GRINDER BUILDING 4569 N. State Route 490 Ely	860	1999	4/29/2015	\$0	\$8,600	\$0	\$8,600	\$279,500	3%
9941	ELY STATE PRISON SITE 4569 N. State Route 490 Ely	0	1987	4/29/2015	\$150,000	\$4,223,544	\$0	\$4,373,544	\$0	0%
<b>Report Totals.....:</b>		<b>389,968</b>			<b>\$705,200</b>	<b>\$16,249,054</b>	<b>\$4,929,140</b>	<b>\$21,883,394</b>	<b>\$137,060,500</b>	<b>16%</b>

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**ELY STATE PRISON SITE**

SPWD Facility Condition Analysis - 9941

Survey Date: 4/29/2015

**ELY STATE PRISON SITE**

**BUILDING REPORT**

Ely State Prison is located on a 23 acre site several miles outside Ely on State Route 490. It is a maximum security prison housing approximately 1,100 inmates, including prisoners on death row. The site has twenty buildings and includes: eight inmate housing units; a scheduled services/administration building; a work and recreation facility; a central plant building with warehouse and vehicle services; a trustee dormitory; main gate house; an armory building; sewage grinder building; equipment storage building; and four guard towers.

This prison was built in two phases; the towers, prison support buildings and Housing units 1-4 were built first. Housing units 5-8 were built approximately 2 years later.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects: \$150,000**

**Currently Critical**

**Immediate to Two Years**

**Project Index #: 9941SIT9**

**Construction Cost \$50,000**

**SIDEWALK REPLACEMENT**

The sidewalks serving the entrances of Housing Units 5-8 are deteriorated and failing. In some areas cracks wider than four inches have been identified, and there is settling, spalling and ravelling in many locations. This project addresses removal and replacement of existing sidewalks as needed. 5,000 SF of 4" thick concrete sidewalk was used for this estimate.

**Project Index #: 9941SIT2**

**Construction Cost \$100,000**

**SITE DRAINAGE AT MANHOLES**

The Ely State Prison site has several manholes with 4160V equipment installed below grade and the drainage doesn't prevent water accumulations. Due to their location, staff are required to manually inspect and, when needed, lower sump pumps into the hole to drain the excess water. This creates a potential electrocution hazard. This project provides funding to install catch basins, French drains and additional drain piping as needed to carry the water away from the manholes. This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002 and 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$4,223,544**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 9941SIT10**

**Construction Cost \$40,000**

**ASPHALT CONCRETE REPLACEMENT**

The asphalt on the south side of the Warehouse near the fuel pumps is failing, with significant alligatoring, settling and cracks observed. The area sees high traffic volume and is used by heavy equipment which has contributed to the deterioration. This project covers the removal and replacement of the existing asphalt for the area. 4,000 square feet was used to generate this estimate.

**Project Index #: 9941SIT4**

**Construction Cost \$100,000**

**CONCRETE SIDEWALK REPAIRS**

The concrete sidewalks are in generally good condition, but there are several areas that require attention. Deterioration, spalling and cracking has occurred, mainly from exposure to the weather. In some areas the sidewalks have lost their texture and cause a slipping hazard. This project would provide for the removal and replacement of the damaged concrete sidewalks. 10,000 SF of 4" thick concrete sidewalk was used for this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 9941SIT6**  
**Construction Cost \$104,544**

### **CRACK FILL & SEAL ASPHALT PAVING**

It is important to maintain the asphalt concrete paving and concrete drainage swales on the site. This project would provide for replacing the swales and crack filling and sealing of the paving site wide including access roads, parking areas, the perimeter road and 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. 174,240 square feet of asphalt area was used to generate this estimate.

**Project Index #: 9941HVA5**  
**Construction Cost \$25,000**

### **EXHAUST FAN REPLACEMENTS**

The existing exhaust fans that serve the buildings are original equipment and are not providing adequate ventilation. There are 4 large kitchen hoods and 17 smaller exhaust fans on the housing units that should be scheduled for replacement. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including connections to utilities.

**Project Index #: 9941SIT8**  
**Construction Cost \$130,000**

### **EXTERIOR SOLAR SITE LIGHTING UPGRADE**

There are approximately 20 existing light poles around the site not including the high mast lighting within the secured area. These older light fixtures are not energy efficient and several of the concrete bases are severely deteriorated. This project would provide for the installation of 20 solar powered LED exterior light fixtures, 20 foot tall poles and 30" diameter raised concrete bases. This installation will eliminate the need for trenching and electrical connections. Some of the existing poles and bases may be acceptable to re-use. If so, the estimate can be reduced accordingly.

**Project Index #: 9941SIT11**  
**Construction Cost \$60,000**

### **FENCE FOOTING REPAIR**

The concrete footing for the perimeter security fencing has many areas that are in need of repair. The concrete is cracking and deteriorating and could eventually compromise the structural integrity of the fencing. This project would provide for repair or replacement of damaged sections of concrete as needed.

**Project Index #: 9941SIT7**  
**Construction Cost \$30,000**

### **GATE OPERATOR REPLACEMENTS**

There is an automatic gate operator in the yard between the Administrative building and the Housing units and two at the Sally Port. The gate operators are malfunctioning, have been problematic, and have difficulty opening and closing the gates. This project recommends replacing the three gate operators with high quality operators that can handle heavy traffic as well as servicing the gates and related hardware to ensure prolonged operation. The gate operators will be required to meet UL Standard 325, per NRS 405.270.

**Project Index #: 9941HVA3**  
**Construction Cost \$3,500,000**

### **HVAC AIR HANDLER REPLACEMENT - PHASE 2**

The HVAC roof top air handling units are over 20 years old. There are 24 units throughout the site, of which this phase covers the remaining 12 units. They are not energy efficient, need constant repairs and have reached the end of their expected and useful life. This project would provide for the installation of twelve new HVAC packaged units and cleaning of the existing duct work. This project includes removal and disposal of the existing HVAC units and all required connections to utilities. This project is in design under CIP 15-M01 and construction is scheduled to begin on 07/11/2016.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 9941SIT3**  
**Construction Cost \$10,000**

### **IRRIGATION SYSTEM ADJUSTMENTS**

The existing irrigation system is spraying water on the side of the buildings inside the secured area, especially during windy conditions. There is noticeable damage to the exterior walls which can lead to extreme damage and possible mold growth if not addressed soon. This project would provide for the relocation of the sprinklers away from the buildings. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 9941PLM1**  
**Construction Cost \$18,000**

**PLUMBING VALVE REPLACEMENTS**

The majority of the plumbing isolation valves on the site are gate valves original to the building. Many of these valves no longer completely stop water when closed. This project will provide funding to replace the faulty gate valves with ball valves. 18 valves was used for this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002 and 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 9941HVA4**  
**Construction Cost \$156,000**

**ROOFTOP PACKAGED UNIT REPLACEMENT**

There are 13 small HVAC roof top units on the buildings that were not addressed by the recent HVAC Replacement projects. These units were installed in 1989. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of 13 new HVAC packaged units and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

**Project Index #: 9941SEC3**  
**Construction Cost \$50,000**

**STENTOFON SWITCH REPLACEMENT**

At the time of the survey the staff reported that the Stentofon communications system was not operating properly. This project provides funding to replace the Stentofon communications switch that has failed and is causing problems with the system.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$150,000</b>
<b>Priority Class 2:</b>	<b>\$4,223,544</b>
<b>Priority Class 3:</b>	<b>\$0</b>
<b>Grand Total:</b>	<b>\$4,373,544</b>



**WATER TANK**

SPWD Facility Condition Analysis - 2729

Survey Date: 4/29/2015

**WATER TANK  
BUILDING REPORT**

The Water Tank is located on the east side of the site. The tank has a 500,000 gallon capacity and is 62' in diameter and 24' tall.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$14,880**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 2729EXT1**

**Construction Cost \$14,880**

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the water tank. This project would provide for the painting of the water tank to maintain it in a good, weather tight condition. It is recommended that this project be implemented in the next 2-3 years and that it be scheduled on a cyclical basis based on environmental conditions.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**BUILDING INFORMATION:**

**Gross Area (square feet): 1,488**

**Year Constructed: 1987**

**Exterior Finish 1: 100 % Painted Steel**

**Exterior Finish 2: 0 %**

**Number of Levels (Floors): 1 Basement? No**

**IBC Occupancy Type 1: 100 % U**

**IBC Occupancy Type 2: 0 %**

**Construction Type: Steel Water Tank**

**IBC Construction Type: I-A**

**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$10.00</b>
<b>Priority Class 2:</b>	<b>\$14,880</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$400,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$269</b>
<b>Grand Total:</b>	<b>\$14,880</b>	<b>FCNI:</b>	<b>4%</b>

**EQUIPMENT STORAGE**

SPWD Facility Condition Analysis - 2242

Survey Date: 4/29/2015

**EQUIPMENT STORAGE  
BUILDING REPORT**

The Equipment Storage building is a wood framed building covered by metal siding and a metal roof located east of the Scheduled Services building. It was built by the maintenance staff in 1999 and is used for storing landscaping equipment and tools.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$139,280**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR DOOR REPLACEMENT** **Project Index #: 2242EXT3**  
**Construction Cost \$2,500**

The entrance to the building is a single leaf, commercial grade metal door assembly. The door and frame is old and damaged and are in need of replacement. This project would provide for the installation of a new metal door assembly. Painting of the new door and removal and disposal of the old door is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**EXTERIOR FINISHES** **Project Index #: 2242EXT1**  
**Construction Cost \$2,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, replacing missing screw attachments, and caulking around windows, 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 2-3 years and that it be scheduled on a cyclical basis based on environmental conditions. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**FASCIA REPLACEMENT** **Project Index #: 2242EXT2**  
**Construction Cost \$2,000**

The wood fascia around the eaves of the roof is worn and weathered. This project would provide for removal and disposal of the existing wood fascia and replacement with a new primed and painted wood fascia board. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**HVAC SYSTEM REPAIRS** **Project Index #: 2242HVA1**  
**Construction Cost \$130,780**

Generally, the air handlers appear to have ten years remaining life, with the exception of the unit on the roof of the Green Room and the York heat pumps in the same area. Long range plans should include elimination of the heat pumps and installation of a larger, multi- zone system on the roof of the Green Room. (Note: it appears that one of the coils of the existing air handler was recently replaced.) The main air handlers in the basement fan room have life remaining, but need repairs. Typical repair needs include replacement of leaking control valves/seals, repair of leaking piping connections and dielectric unions, repair of damaged or deteriorated pipe insulation, repair of access door hinges/latches, minor sheet metal repair, replacement of a standard efficiency motor with a high efficiency unit, and controls repairs (including gauge replacements, etc.).

**Project Index #: 2242INT1**  
**Construction Cost \$2,000**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**BUILDING INFORMATION:**

**Gross Area (square feet): 400**  
**Year Constructed: 1999**  
**Exterior Finish 1: 100 % Metal Siding**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 % S-1**  
**IBC Occupancy Type 2: %**  
**Construction Type: wood frame/metal siding**  
**IBC Construction Type: V-N**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$348.20</b>
<b>Priority Class 2:</b>	<b>\$139,280</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$100,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$250</b>
<b>Grand Total:</b>	<b>\$139,280</b>	<b>FCNI:</b>	<b>139%</b>



**TOWER #4**

SPWD Facility Condition Analysis - 1432

Survey Date: 4/29/2015

**TOWER #4  
BUILDING REPORT**

Tower #4 is a precast concrete and steel framed structure with a single-ply roofing system. This tower is located on the north side of the perimeter. Heating and cooling is provided by an electric wall mounted combination unit.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$24,000**  
**Currently Critical** **Immediate to Two Years**

**WINDOW REPLACEMENT**

**Project Index #: 1432SEC1**  
**Construction Cost \$24,000**

The windows in the guard tower are original to the building. They are foggy and difficult to see through. Many of the seals are broken and dust and wind comes through. Due to the security issues of seeing clearly out of the tower, this project recommends replacing the windows. Removal and disposal of the existing windows is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$26,600**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR FINISHES**

**Project Index #: 1432EXT2**  
**Construction Cost \$5,800**

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 walls, painting the doors and 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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**HVAC REPLACEMENT**

**Project Index #: 1432HVA1**  
**Construction Cost \$7,500**

The combination in-wall HVAC unit and small electric heater 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 combination unit and electric heater. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

**INTERIOR FINISHES**

**Project Index #: 1432INT1**  
**Construction Cost \$5,800**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1432PLM1**

**Construction Cost \$5,000**

**RESTROOM FIXTURE REPLACEMENT**

The restroom fixtures in the Tower are worn and damaged from many years of use including the water closet, lavatory and faucet. Many fixtures are or have been leaking and have caused extensive scaling and staining to the fixtures themselves. It is recommended that all fixtures be replaced with new units. This project includes removal and disposal of the existing fixtures and installation of new fixtures.

**Project Index #: 1432PLM2**

**Construction Cost \$2,500**

**WATER HEATER REPLACEMENT**

There is a 7 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new on-demand electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$3,480**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 1432EXT3**

**Construction Cost \$3,480**

**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 15 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 2006. 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.

**BUILDING INFORMATION:**

**Gross Area (square feet): 290**  
**Year Constructed: 1987**  
**Exterior Finish 1: 90 % Precast Concrete**  
**Exterior Finish 2: 10 % Glazing**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 % B**  
**IBC Occupancy Type 2: %**  
**Construction Type: Precast Concrete & Steel**  
**IBC Construction Type: II-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$24,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$186.48</b>
<b>Priority Class 2:</b>	<b>\$26,600</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$290,000</b>
<b>Priority Class 3:</b>	<b>\$3,480</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$1,000</b>
<b>Grand Total:</b>	<b>\$54,080</b>	<b>FCNI:</b>	<b>19%</b>

**TOWER #3**

SPWD Facility Condition Analysis - 1431

Survey Date: 4/29/2015

**TOWER #3  
BUILDING REPORT**

Tower #3 is a precast concrete and steel framed structure with a single-ply roofing system. This tower is located on the west side of the perimeter at the sally port. Heating and cooling is provided by an electric wall mounted combination unit.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$24,000**  
**Currently Critical** **Immediate to Two Years**

**WINDOW REPLACEMENT** **Project Index #: 1431SEC1**  
**Construction Cost \$24,000**

The windows in the guard tower are original to the building. They are foggy and difficult to see through. Many of the seals are broken and dust and wind comes through. Due to the security issues of seeing clearly out of the tower, this project recommends replacing the windows. Removal and disposal of the existing windows is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$26,600**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR FINISHES** **Project Index #: 1431EXT2**  
**Construction Cost \$5,800**

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 walls, painting the doors and 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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**HVAC REPLACEMENT** **Project Index #: 1431HVA1**  
**Construction Cost \$7,500**

The combination in-wall HVAC unit and small electric heater 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 combination unit and electric heater. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

**INTERIOR FINISHES** **Project Index #: 1431INT1**  
**Construction Cost \$5,800**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1431PLM1**

**Construction Cost \$5,000**

**RESTROOM FIXTURE REPLACEMENT**

The restroom fixtures in the Tower are worn and damaged from many years of use including the water closet, lavatory and faucet. Many fixtures are or have been leaking and have caused extensive scaling and staining to the fixtures themselves. It is recommended that all fixtures be replaced with new units. This project includes removal and disposal of the existing fixtures and installation of new fixtures.

**Project Index #: 1431PLM2**

**Construction Cost \$2,500**

**WATER HEATER REPLACEMENT**

There is a 7 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new on-demand electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$3,480**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 1431EXT3**

**Construction Cost \$3,480**

**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 15 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 2006. 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.

**BUILDING INFORMATION:**

**Gross Area (square feet): 290**  
**Year Constructed: 1987**  
**Exterior Finish 1: 90 % Precast Concrete**  
**Exterior Finish 2: 10 % Glazing**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 % B**  
**IBC Occupancy Type 2: %**  
**Construction Type: Precast Concrete & Steel**  
**IBC Construction Type: II-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$24,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$186.48</b>
<b>Priority Class 2:</b>	<b>\$26,600</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$290,000</b>
<b>Priority Class 3:</b>	<b>\$3,480</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$1,000</b>
<b>Grand Total:</b>	<b>\$54,080</b>	<b>FCNI:</b>	<b>19%</b>



**TOWER #2**

SPWD Facility Condition Analysis - 1430

Survey Date: 4/29/2015

**TOWER #2  
BUILDING REPORT**

Tower #2 is a precast concrete and steel framed structure with a single-ply roofing system. This tower is located on the south side of the perimeter. Heating and cooling is provided by an electric wall mounted combination unit.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$24,000**  
**Currently Critical** **Immediate to Two Years**

**WINDOW REPLACEMENT**

**Project Index #: 1430SEC1**  
**Construction Cost \$24,000**

The windows in the guard tower are original to the building. They are foggy and difficult to see through. Many of the seals are broken and dust and wind comes through. Due to the security issues of seeing clearly out of the tower, this project recommends replacing the windows. Removal and disposal of the existing windows is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$26,600**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR FINISHES**

**Project Index #: 1430EXT2**  
**Construction Cost \$5,800**

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 walls, painting the doors and 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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**HVAC REPLACEMENT**

**Project Index #: 1430HVA1**  
**Construction Cost \$7,500**

The combination in-wall HVAC unit and small electric heater 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 combination unit and electric heater. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

**INTERIOR FINISHES**

**Project Index #: 1430INT1**  
**Construction Cost \$5,800**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1430PLM1**

**Construction Cost \$5,000**

**RESTROOM FIXTURE REPLACEMENT**

The restroom fixtures in the Tower are worn and damaged from many years of use including the water closet, lavatory and faucet. Many fixtures are or have been leaking and have caused extensive scaling and staining to the fixtures themselves. It is recommended that all fixtures be replaced with new units. This project includes removal and disposal of the existing fixtures and installation of new fixtures.

**Project Index #: 1430PLM2**

**Construction Cost \$2,500**

**WATER HEATER REPLACEMENT**

There is a 7 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new on-demand electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$3,480**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 1430EXT4**

**Construction Cost \$3,480**

**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 15 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 2006. 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.

**BUILDING INFORMATION:**

**Gross Area (square feet): 290**  
**Year Constructed: 1987**  
**Exterior Finish 1: 90 % Precast Concrete**  
**Exterior Finish 2: 10 % Glazing**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 % B**  
**IBC Occupancy Type 2: %**  
**Construction Type: Precast Concrete & Steel**  
**IBC Construction Type: II-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$24,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$186.48</b>
<b>Priority Class 2:</b>	<b>\$26,600</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$290,000</b>
<b>Priority Class 3:</b>	<b>\$3,480</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$1,000</b>
<b>Grand Total:</b>	<b>\$54,080</b>	<b>FCNI:</b>	<b>19%</b>

**TOWER #1**

SPWD Facility Condition Analysis - 1429

Survey Date: 4/29/2015

**TOWER #1  
BUILDING REPORT**

Tower #1 is a precast concrete and steel framed structure with a single-ply roofing system. This tower is located on the east side of the perimeter near the Gatehouse. Heating and cooling is provided by an electric wall mounted combination unit.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$24,000**  
**Currently Critical** **Immediate to Two Years**

**WINDOW REPLACEMENT**

**Project Index #: 1429SEC1**  
**Construction Cost \$24,000**

The windows in the guard tower are original to the building. They are foggy and difficult to see through. Many of the seals are broken and dust and wind comes through. Due to the security issues of seeing clearly out of the tower, this project recommends replacing the windows. Removal and disposal of the existing windows is included in this estimate.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$26,600**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR FINISHES**

**Project Index #: 1429EXT2**  
**Construction Cost \$5,800**

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 walls, painting the doors and 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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**HVAC REPLACEMENT**

**Project Index #: 1429HVA1**  
**Construction Cost \$7,500**

The combination in-wall HVAC unit and small electric heater 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 combination unit and electric heater. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

**INTERIOR FINISHES**

**Project Index #: 1429INT1**  
**Construction Cost \$5,800**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**RESTROOM FIXTURE REPLACEMENT**

**Project Index #: 1429PLM1**  
**Construction Cost \$5,000**

The restroom fixtures in the Tower are worn and damaged from many years of use including the water closet, lavatory and faucet. Many fixtures are or have been leaking and have caused extensive scaling and staining to the fixtures themselves. It is recommended that all fixtures be replaced with new units. This project includes removal and disposal of the existing fixtures and installation of new fixtures.

**Project Index #: 1429PLM2**

**Construction Cost \$2,500**

**WATER HEATER REPLACEMENT**

There is a 7 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new on-demand electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$3,480**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 1429EXT3**

**Construction Cost \$3,480**

**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 15 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 2006. 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.

**BUILDING INFORMATION:**

**Gross Area (square feet): 290**  
**Year Constructed: 1987**  
**Exterior Finish 1: 90 % Precast Concrete**  
**Exterior Finish 2: 10 % Glazing**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 % B**  
**IBC Occupancy Type 2: %**  
**Construction Type: Precast Concrete & Steel**  
**IBC Construction Type: II-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$24,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$186.48</b>
<b>Priority Class 2:</b>	<b>\$26,600</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$290,000</b>
<b>Priority Class 3:</b>	<b>\$3,480</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$1,000</b>
<b>Grand Total:</b>	<b>\$54,080</b>	<b>FCNI:</b>	<b>19%</b>

**BUILDING #14 - GATEHOUSE**

SPWD Facility Condition Analysis - 1428

Survey Date: 4/29/2015

**BUILDING #14 - GATEHOUSE**

**BUILDING REPORT**

Building #14 - Gatehouse is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. This is the main entrance to the prison. It contains the visitation check-in counter, waiting area, and ADA accessible restrooms.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$1,500**  
**Currently Critical** **Immediate to Two Years**

**ADA ACCESSIBLE COUNTER** **Project Index #: 1428ADA1**  
**Construction Cost \$1,500**

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

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$20,900**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR FINISHES** **Project Index #: 1428EXT1**  
**Construction Cost \$6,750**

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 sealing and painting the concrete masonry unit walls 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 2-3 years, and that it be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**INTERIOR FINISHES** **Project Index #: 1428INT1**  
**Construction Cost \$6,750**

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

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**JANITORS CLOSET REPAIRS** **Project Index #: 1428INT2**  
**Construction Cost \$1,400**

The mop sink in the Janitors Closet is mounted adjacent to painted plywood and is showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.

**Project Index #: 1428ENV1**  
**Construction Cost \$3,000**

**NONABSORBENT FINISHES**

2012 IBC Section 1210 requires the installation of smooth, hard, nonabsorbent surfaces in the following restroom areas: on floors in toilet and bathing rooms that extends upward onto the walls at least 6 inches, within 2 feet of the sides of urinals and water closets to a height of 4 feet above the floor and in shower compartments to a height not less than 70 inches above the drain inlet. There are several areas of painted gypsum board near fixtures in the restrooms that do not meet these requirements. This project recommends adding tile to the non-compliant areas to comply with this code section.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002 and 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1428PLM1**  
**Construction Cost \$3,000**

**WATER HEATER REPLACEMENT**

There is a 30 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed for more efficient use of energy. This estimate includes: 100 feet of gas pipe, fittings, couplers, and labor for installation. Removal and disposal of the existing equipment is included in this estimate.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$16,200**  
**Long-Term Needs** **Four to Ten Years**

**Project Index #: 1428EXT2**  
**Construction Cost \$16,200**

**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 15 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 2006. 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.

**BUILDING INFORMATION:**

**Gross Area (square feet): 1,350**  
**Year Constructed: 1987**  
**Exterior Finish 1: 70 % Concrete Masonry U**  
**Exterior Finish 2: 30 % Glazing**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 % B**  
**IBC Occupancy Type 2: %**  
**Construction Type: Concrete Masonry Units & Steel**  
**IBC Construction Type: V-B**  
**Percent Fire Suppressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$1,500</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$28.59</b>
<b>Priority Class 2:</b>	<b>\$20,900</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$472,000</b>
<b>Priority Class 3:</b>	<b>\$16,200</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$38,600</b>	<b>FCNI:</b>	<b>8%</b>

**BUILDING #13 - ARMORY**

SPWD Facility Condition Analysis - 1427

Survey Date: 4/29/2015

**BUILDING #13 - ARMORY**

**BUILDING REPORT**

Building #13 - Armory is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. This building is utilized to store items used for responding to emergencies at the prison and also as an additional file storage. There also is a restroom and janitor closet in the building.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$15,000**  
**Currently Critical** **Immediate to Two Years**

**ADA RESTROOM REMODEL**

**Project Index #: 1427ADA1**  
**Construction Cost \$15,000**

The building does not have an accessible restroom. The existing 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. 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.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$45,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR FINISHES**

**Project Index #: 1427EXT2**  
**Construction Cost \$8,400**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sealing and painting the concrete masonry unit walls 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 2-3 years, and that it be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**HVAC REPLACEMENT**

**Project Index #: 1427HVA1**  
**Construction Cost \$25,200**

The existing HVAC system consists of a small unit heater and a rooftop air handler. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of new HVAC units, ductwork and piping modifications, chemical treatment, temperature control modifications, testing, balancing and commissioning.

**INTERIOR FINISHES**

**Project Index #: 1427INT1**  
**Construction Cost \$8,400**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years, and that it be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1427PLM1**

**Construction Cost \$3,000**

**WATER HEATER REPLACEMENT**

There is a 30 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed for more efficient use of energy. This estimate includes: 100 feet of gas pipe, fittings, couplers, and labor for installation. Removal and disposal of the existing equipment is included in this estimate.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$20,160**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 1427EXT3**

**Construction Cost \$20,160**

**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 15 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 2008. It is recommended that this building be re-roofed in the next 6-7 years to be consistent with the roofing program and the end of the warranty period.

**BUILDING INFORMATION:**

**Gross Area (square feet): 1,680**

**Year Constructed: 1987**

**Exterior Finish 1: 100 % Concrete Masonry U**

**Exterior Finish 2: %**

**Number of Levels (Floors): 1 Basement? No**

**IBC Occupancy Type 1: 100 % H-1**

**IBC Occupancy Type 2: %**

**Construction Type: Concrete Masonry Units & Steel**

**IBC Construction Type: V-B**

**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$15,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$47.71</b>
<b>Priority Class 2:</b>	<b>\$45,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$588,000</b>
<b>Priority Class 3:</b>	<b>\$20,160</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$80,160</b>	<b>FCNI:</b>	<b>14%</b>



**BUILDING #12 - TRUSTEE DORMITORY**

SPWD Facility Condition Analysis - 1426

Survey Date: 4/29/2015

**BUILDING #12 - TRUSTEE DORMITORY**

**BUILDING REPORT**

Building #13 - Trustee Dormitory is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. This building houses the trustee inmates and cells, a large common area, restrooms and an asphalt recreation yard. The showers have seen use/abuse, tile is missing and damaged and are in need of remodeling. There is one restroom that is somewhat ADA accessible.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$65,000**  
**Currently Critical** **Immediate to Two Years**

**RESTROOM REMODEL**

**Project Index #: 1426ADA1**  
**Construction Cost \$45,000**

The restroom is original to the building and in overall poor condition. The finishes, fixtures, cabinets, toilets, showers and exhaust fans are showing signs of wear and deterioration. The ceramic tile in the showers is failing and many tiles have fallen off exposing the wood framing to water. This project would provide for a complete remodel of the restroom including complying with the 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design. The removal and disposal of the existing fixtures and finishes is included in this estimate.

**TDD INSTALLATION**

**Project Index #: 1426ADA2**  
**Construction Cost \$20,000**

There is telephone in the building for inmates that is not equipped with a telecommunications device for the deaf (TDD). In order to comply with ADA requirements it is recommended to install a TDD system in the non-contact visitation area. 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.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$56,000**  
**Necessary - Not Yet Critical** **Two to Four Years**

**BREAK ROOM REMODEL**

**Project Index #: 1426INT2**  
**Construction Cost \$20,000**

The kitchenette and associated cabinets in the break room are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and counter tops are delaminating and failing. This project recommends the replacement of the existing kitchen counters, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. This estimate includes disposal of the existing materials.

**EXTERIOR FINISHES**

**Project Index #: 1426EXT2**  
**Construction Cost \$18,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sealing and painting the concrete masonry unit walls 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 2-3 years, and that it be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1426INT1**  
**Construction Cost \$18,000**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years, and that it be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$43,200**  
**Long-Term Needs** **Four to Ten Years**

**Project Index #: 1426EXT3**  
**Construction Cost \$43,200**

**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 15 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 2006. 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.

**BUILDING INFORMATION:**

**Gross Area (square feet): 3,600**  
**Year Constructed: 1987**  
**Exterior Finish 1: 100 % Concrete Masonry U**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 % I-3**  
**IBC Occupancy Type 2: %**  
**Construction Type: Concrete Masonry Units & Steel**  
**IBC Construction Type: V-A**  
**Percent Fire Supressed: 100 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$65,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$45.61</b>
<b>Priority Class 2:</b>	<b>\$56,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$1,260,000</b>
<b>Priority Class 3:</b>	<b>\$43,200</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$164,200</b>	<b>FCNI:</b>	<b>13%</b>

**BUILDING #11 - WAREHOUSE / CENTRAL PLANT**

SPWD Facility Condition Analysis - 1425

Survey Date: 4/29/2015

**BUILDING #11 - WAREHOUSE / CENTRAL PLANT**

**BUILDING REPORT**

Building #11 - Warehouse/ Central Plant is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. The building contains the warehouse, central plant and vehicle maintenance shop. It also has cold storage units and freezers with a dedicated loading dock and high piled storage racks. There are also restrooms in the building which are not ADA accessible.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects: \$110,000**

**Currently Critical**

**Immediate to Two Years**

**ADA RESTROOM REMODELS**

**Project Index #: 1425ADA1**

**Construction Cost \$30,000**

The existing Staff and Inmate restrooms in the building do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling two restrooms into ADA compliant restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

**BOILER BURNER REPLACEMENTS**

**Project Index #: 1425HVA2**

**Construction Cost \$75,000**

The three boilers are original to the building. The burner assemblies have become problematic and parts are hard to come by. They are reaching the end of their expected lifetime. This project provides for the removal and disposal of the existing burners and installation of new burner assemblies on all three boilers.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**EXIT SIGN UPGRADE**

**Project Index #: 1425SFT1**

**Construction Cost \$5,000**

The existing exit signs in this building are older types and should be replaced with new self-illuminated or LED style signs with battery-backed internal systems. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002 and 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$375,700**

**Necessary - Not Yet Critical**

**Two to Four Years**

**EXTERIOR FINISHES**

**Project Index #: 1425EXT2**

**Construction Cost \$176,850**

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 sealing and painting the concrete masonry unit walls, repairing stained and damaged CMU 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 2-3 years, and that it be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1425EXT3**  
**Construction Cost \$3,000**

### **EXTERIOR STAIR REPAIRS**

The 2 sets of exterior concrete stairs on the south side of the building are worn and weathered which has caused significant spalling and cracking. This project recommends repairing the steps to ensure that they remain code compliant as well as to prevent further damage. Chapter 10, Section 1012 of the 2012 IBC was referenced for this project. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1425HVA1**  
**Construction Cost \$16,000**

### **HEAT EXCHANGER REPLACEMENTS**

The two shell and tube heat exchangers in the building were installed in 1987 and are original to the building. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of two new plate frame heat exchangers, one for the domestic water and one for the mechanical system. This project includes removal and disposal of the existing units and all required connections to utilities. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1425INT1**  
**Construction Cost \$176,850**

### **INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years, and that it be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1425PLM1**  
**Construction Cost \$3,000**

### **WATER HEATER REPLACEMENT**

There is a 30 gallon electric water heater in the Auto Shop. 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 for more efficient use of energy. This estimate includes: 100 feet of gas pipe, fittings, couplers, and labor for installation. Removal and disposal of the existing equipment is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

### **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$424,440**

#### **Long-Term Needs**

#### **Four to Ten Years**

**Project Index #: 1425EXT5**  
**Construction Cost \$424,440**

### **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 15 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 2006. 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.

**BUILDING INFORMATION:**

**Gross Area (square feet): 35,370**  
**Year Constructed: 1987**  
**Exterior Finish 1: 100 % Concrete Masonry U**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1      Basement?    No**  
**IBC Occupancy Type 1: 75 % S-1**  
**IBC Occupancy Type 2: 25 % H-4**  
**Construction Type: Concrete Masonry Units & Steel**  
**IBC Construction Type: II-A**  
**Percent Fire Supressed: 100 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$110,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$25.73</b>
<b>Priority Class 2:</b>	<b>\$375,700</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$12,380,000</b>
<b>Priority Class 3:</b>	<b>\$424,440</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$910,140</b>	<b>FCNI:</b>	<b>7%</b>

**BUILDING #10 - WORK & RECREATION**

SPWD Facility Condition Analysis - 1424

Survey Date: 4/29/2015

**BUILDING #10 - WORK & RECREATION**

**BUILDING REPORT**

Building #10 - Work & Recreation is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. The building contains Prison Industries, culinary, laundry, 2 dining rooms, the gymnasium and the loading dock and a dry and cold storage areas. Heating and cooling is provided by the roof mounted HVAC units supplied by the central plant closed loop HVAC system. It also has a fire alarm and sprinkler system. The facility is lacking some ADA accessible elements with regards to certain programs offered.

**PRIORITY CLASS 1 PROJECTS**

**Total Construction Cost for Priority 1 Projects: \$168,200**

**Currently Critical**

**Immediate to Two Years**

**Project Index #: 1424ADA1**

**Construction Cost \$125,000**

**ADA RESTROOM REMODELS**

There are 5 restrooms throughout the building that do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of five accessible restrooms including two restrooms in the gymnasium, the inmate restroom in the Culinary and two restrooms in the Maintenance Shop. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

**Project Index #: 1424SFT2**

**Construction Cost \$43,200**

**ANSUL SYSTEM REPLACEMENT**

The Ansul fire suppression system in the Culinary is approaching the end of its useful life. This project recommends replacing the existing suppression system and implementing a comprehensive testing and service schedule. Removal and disposal of the existing system is included in the estimate.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$2,186,300**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 1424HVA3**

**Construction Cost \$125,000**

**BOILER REPLACEMENT**

The Kewanee steam boiler servicing the building was installed almost 30 years ago and should be scheduled for replacement. The life expectancy of this unit is 20 to 25 years with proper maintenance and water treatment programs. Replacement parts for performing routine and emergency maintenance are hard to find for this older equipment. The controls and mixing valves should be replaced for the same reasons. This project would provide for the removal and disposal of the existing boiler, controls and mixing valves and replacement with new equipment including all required connections to utilities and equipment. The estimate is based on a 150 PSI steam boiler, associated equipment and new equipment to replace the electric heaters. The existing chemical water treatment system will need to be tested and adjusted once equipment is operational. \$2,000 is included in this estimate for testing of the chemical water treatment system.

**Project Index #: 1424INT4**

**Construction Cost \$32,000**

**CLOTHES DRYER REPLACEMENTS**

Four of the commercial 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 tumbler dryers with new units. A total of 4 dryers was used for this estimate.

**Project Index #: 1424HVA4**  
**Construction Cost \$115,000**

### **COMPRESSOR REPLACEMENTS**

There are 2 compressors on the roof serving the 5 refrigerators and 1 compressor serving the freezers. They were not included in the recent HVAC Replacement projects and should be scheduled for replacement. This project would provide for new condensers to be installed including all required connections to utilities. The estimate includes removal and disposal of the existing equipment.

**Project Index #: 1424INT2**  
**Construction Cost \$250,000**

### **CULINARY FLOORING REPLACEMENT**

The epoxy floor covering in the Culinary is worn and damaged and should be resurfaced. This project provides for cleaning and repairing the existing floor, applying a bonding agent, pouring a new polymer surface and applying an appropriate finish product. The product must meet the requirements of the health department for food service and preparation.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1424ELE1**  
**Construction Cost \$972,000**

### **ELECTRICAL UPGRADE**

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building.

**Project Index #: 1424SFT1**  
**Construction Cost \$12,500**

### **EXIT SIGN & EGRESS LIGHTING UPGRADE**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002 and 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1424EXT2**  
**Construction Cost \$243,000**

### **EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sealing and painting the concrete masonry unit walls, repairing cracked and damaged CMU 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 2-3 years, and that it be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1424PLM1**  
**Construction Cost \$25,000**

### **GREASE INTERCEPTOR REPLACEMENT**

The underground grease interceptor to the west of the building is not currently operating correctly. Maintenance staff reported that the metal structure is two thirds disintegrated underground. This project would provide for the purchase and installation of a new grease interceptor and connection to the existing sewer system.

**Project Index #: 1424HVA2**  
**Construction Cost \$16,000**

### **HEAT EXCHANGER REPLACEMENT**

The two shell and tube heat exchangers in the building were installed in 1987 and are original to the building. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of two new plate frame heat exchangers, one for the domestic water and one for the mechanical system. This project includes removal and disposal of the existing units and all required connections to utilities.

**Project Index #: 1424INT1**  
**Construction Cost \$243,000**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years, and that it be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1424INT5**  
**Construction Cost \$2,800**

**JANITORS CLOSET REPAIRS**

The mop sinks in the Janitors Closets are mounted adjacent to gypsum board and are showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish. Typical of two Janitors Closets.

**Project Index #: 1424ENV2**  
**Construction Cost \$150,000**

**TRASH COMPACTOR REPLACEMENT**

The two existing trash compactors are original to the building and due for replacement. The compactors are rusted, have been damaged by heavy equipment and do not function properly anymore. This project would provide for replacing the existing compactors with two new 30 yard self-contained trash compactors.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$583,200**

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

**Project Index #: 1424EXT3**  
**Construction Cost \$583,200**

**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 15 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 2006. 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.

**BUILDING INFORMATION:**

**Gross Area (square feet): 48,600**  
**Year Constructed: 1987**  
**Exterior Finish 1: 100 % Masonry**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1** **Basement? No**  
**IBC Occupancy Type 1: 100 % I-3**  
**IBC Occupancy Type 2: %**  
**Construction Type: Concrete Masonry Units & Steel**  
**IBC Construction Type: II-A**  
**Percent Fire Supressed: 100 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$168,200</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$60.45</b>
<b>Priority Class 2:</b>	<b>\$2,186,300</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$17,010,000</b>
<b>Priority Class 3:</b>	<b>\$583,200</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$2,937,700</b>	<b>FCNI:</b>	<b>17%</b>



**BUILDING #9 - SCHEDULED SERVICES**

SPWD Facility Condition Analysis - 1423

Survey Date: 4/29/2015

**BUILDING #9 - SCHEDULED SERVICES**

**BUILDING REPORT**

Building #9 - Scheduled Services is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. The building contains administrative functions, including the wardens' office, support staff offices, staff training, muster areas, staff restrooms and locker rooms, as well as visitation, infirmary, medical and dental offices, canteen, and the response team office. Heating and cooling is provided by the roof mounted HVAC units supplied by the central plant closed loop HVAC system. The public visitation area has Men's and Women's restrooms which are mostly ADA compliant.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$59,500**  
**Currently Critical** **Immediate to Two Years**

**ADA PROJECTS**

**Project Index #: 1423ADA2**  
**Construction Cost \$22,000**

The visitors area has eight non-contact visiting rooms. Visitors and inmates communicate via telephones. One set of the non-contact rooms should be equipped with telecommunications devices for the deaf and hearing impaired. This project includes two devices, associated power and wiring, and security devices to lock down or remove the devices when not in use. Funds are also included to remodel the counter at the guard observation area to comply with the proper height and configuration under accessibility requirements. 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 06/04/2002 and 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**ADA RESTROOM REMODEL**

**Project Index #: 1423ADA3**  
**Construction Cost \$30,000**

The existing restrooms in the Law Library do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms into ADA compliant restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

**ADA SIGNAGE**

**Project Index #: 1423ADA1**  
**Construction Cost \$7,500**

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 06/04/2002 and 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$2,018,850**  
**Necessary - Not Yet Critical** **Two to Four Years**

**BACKFLOW PREVENTER REPLACEMENT**

**Project Index #: 1423PLM1**  
**Construction Cost \$4,000**

There are two backflow preventers in the mechanical room. They are both leaking and should be scheduled for replacement. This project would provide for replacing both backflow preventers.

**Project Index #: 1423INT7**  
**Construction Cost \$125,000**

### **BREAK ROOM REMODELS**

The kitchenette and associated cabinets in the employee break rooms are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and counter tops are delaminating and failing. This project recommends the replacement of the existing kitchen counters, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. This estimate includes disposal of the existing materials.

**Project Index #: 1423INT3**  
**Construction Cost \$25,000**

### **COUNTERTOP REPLACEMENT**

The countertops throughout the building are showing signs of wear and tear particularly at the Formica edges and corners. The quality of construction and installation were inadequate for the high usage at these facilities, and the counter tops are delaminating and failing. This project recommends the replacement of the existing damaged countertops with heavy duty, quality finishes. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. This estimate includes disposal of the existing materials.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1423ELE1**  
**Construction Cost \$1,130,000**

### **ELECTRICAL UPGRADE**

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building.

**Project Index #: 1423EXT2**  
**Construction Cost \$282,500**

### **EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sealing and painting the concrete masonry unit walls 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 2-3 years, and that it be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1423INT2**  
**Construction Cost \$204,000**

### **FLOORING REPLACEMENT**

The sheet vinyl flooring in the Infirmary and vinyl composition tile (VCT) in the Library, Chapel and the Visitor's Room is approaching the end of its useful life and has some damage. It is recommended that the flooring in the building be replaced. This project would provide for new 12x12 VCT and sheet vinyl to be installed. Removal and disposal of the old, damaged flooring is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1423HVA3**  
**Construction Cost \$16,000**

### **HEAT EXCHANGER REPLACEMENTS**

The two shell and tube heat exchangers in the building were installed in 1987 and are original to the building. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of two new plate frame heat exchangers, one for the domestic water and one for the mechanical system. This project includes removal and disposal of the existing units and all required connections to utilities.

**Project Index #: 1423INT4**  
**Construction Cost \$25,000**

### **HOSPITAL CRASH RAIL REPLACEMENT**

The medical wing has a crash guard system installed to protect the walls from damage from gurneys and medical equipment. Over the years, it has sustained moderate damage and is approaching the end of its useful life. This project provides for the replacement of the existing system with a new one, including vinyl cover and aluminum retaining clips. This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002 and 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1423EXT4**  
**Construction Cost \$43,200**

### **INTERIOR WALL INSULATION**

The building is constructed of concrete masonry units (CMU) with minimal insulation. The north facing exterior wall does not provide enough insulation in the colder months of the year. Maintenance staff has had ongoing difficulties balancing the heating to provide a comfortable work environment. This project recommends adding 2" rigid insulation, gypsum board and paint on the interior of the wall. The estimate is based on \$12.00 per square foot of wall space. This project should be implemented concurrently with the Window Replacement project.

**Project Index #: 1423INT5**  
**Construction Cost \$9,800**

### **JANITORS CLOSET REPAIRS**

The mop sinks in the Janitors Closets are mounted adjacent to gypsum board and are showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish. Typical of seven Janitors Closets.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1423ENR2**  
**Construction Cost \$84,750**

### **LIGHTING UPGRADE**

The existing lighting fixtures are the older T-8 type which are of poor quality, and are failing prematurely. This project will upgrade fixtures to higher efficiency units with a longer life cycle. LED lamps are suggested to replace the T-8 lamps currently installed. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

**Project Index #: 1423EXT3**  
**Construction Cost \$69,600**

### **WINDOW REPLACEMENT**

The existing windows in this building are older dual pane wire construction. Many have broken seals and all are not energy efficient. This project would provide for the removal and replacement of the windows with new dual pane security rated window systems with higher insulation ratings. This project should be implemented concurrently with the Interior Wall Insulation project.

### **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$960,500**

#### **Long-Term Needs**

**Four to Ten Years**

**Project Index #: 1423INT6**  
**Construction Cost \$282,500**

### **INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 5-6 years and that it 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.

**Project Index #: 1423EXT5**  
**Construction Cost \$678,000**

### **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 15 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 2006. 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.

**BUILDING INFORMATION:**

**Gross Area (square feet): 56,500**  
**Year Constructed: 1987**  
**Exterior Finish 1: 90 % Concrete Masonry U**  
**Exterior Finish 2: 10 % Glazing**  
**Number of Levels (Floors): 1      Basement?    No**  
**IBC Occupancy Type 1: 100 % I-3**  
**IBC Occupancy Type 2:        %**  
**Construction Type: Concrete Masonry Units & Steel**  
**IBC Construction Type: II-A**  
**Percent Fire Supressed: 100 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$59,500</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$53.78</b>
<b>Priority Class 2:</b>	<b>\$2,018,850</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$19,775,000</b>
<b>Priority Class 3:</b>	<b>\$960,500</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$3,038,850</b>	<b>FCNI:</b>	<b>15%</b>

**HOUSING UNIT #8**

SPWD Facility Condition Analysis - 1422

Survey Date: 4/29/2015

**HOUSING UNIT #8  
BUILDING REPORT**

Housing Unit #8 is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. It has an A and B wing each with individual cells on two levels, 4 shower stalls, 2 on the lower level and 2 on the upper level in each wing, a control room, day room, mechanical spaces, sally port, counselor rooms, and an outdoor recreation area. There are two designated ADA accessible cells in each wing but they may not be 100% compliant based on the most current ADA accessible design guidelines. Heating and cooling is provided by the roof mounted HVAC units supplied by the central plant closed loop HVAC system.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$4,000**  
**Currently Critical** **Immediate to Two Years**

**Project Index #: 1422ADA2**  
**Construction Cost \$4,000**

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$863,700**  
**Necessary - Not Yet Critical** **Two to Four Years**

**Project Index #: 1422SEC2**  
**Construction Cost \$565,000**

**ELECTRONIC LOCKS/ CONTROLS REPLACEMENT**

The controls for the door locks and security systems are built on a custom panel and interface. The controls are difficult to repair, parts are becoming increasingly difficult to locate, and the type and configuration of the switches are limited by the physical size of the consoles. This project recommends replacing the existing mechanical switching system with a computer system and electronic interface. Remote costs and secure facility allowance were included in the project estimates.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002 and 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1422EXT2**  
**Construction Cost \$149,350**

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sealing and painting the concrete masonry unit walls 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 2-3 years, and that it be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1422INT1**  
**Construction Cost \$149,350**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that it be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$358,440**  
**Long-Term Needs** **Four to Ten Years**

**Project Index #: 1422EXT4**  
**Construction Cost \$358,440**

**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 15 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 2006. 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.

**BUILDING INFORMATION:**

**Gross Area (square feet): 29,870**  
**Year Constructed: 1989**  
**Exterior Finish 1: 100 % Concrete Masonry U**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 2 Basement? No**  
**IBC Occupancy Type 1: 100 % I-3**  
**IBC Occupancy Type 2: %**  
**Construction Type: Concrete Masonry Units & Steel**  
**IBC Construction Type: II-A**  
**Percent Fire Suppressed: 100 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$4,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$41.05</b>
<b>Priority Class 2:</b>	<b>\$863,700</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$10,454,000</b>
<b>Priority Class 3:</b>	<b>\$358,440</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$1,226,140</b>	<b>FCNI:</b>	<b>12%</b>

**HOUSING UNIT #7**

SPWD Facility Condition Analysis - 1421

Survey Date: 4/29/2015

**HOUSING UNIT #7  
BUILDING REPORT**

Housing Unit #7 is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. It has an A and B wing each with individual cells on two levels, 4 shower stalls, 2 on the lower level and 2 on the upper level in each wing, a control room, day room, mechanical spaces, sally port, counselor rooms, and an outdoor recreation area. There are two designated ADA accessible cells in each wing but they may not be 100% compliant based on the most current ADA accessible design guidelines. Heating and cooling is provided by the roof mounted HVAC units supplied by the central plant closed loop HVAC system.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$6,000**  
**Currently Critical** **Immediate to Two Years**

**BACKFLOW PREVENTER REPLACEMENT**

**Project Index #: 1421PLM2**  
**Construction Cost \$2,000**

There is a backflow preventer on the main water line coming into the building. It is leaking and should be scheduled for replacement. This project would provide for replacing the backflow preventer.

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**

**Project Index #: 1421ADA2**  
**Construction Cost \$4,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$899,700**

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

**ELECTRONIC LOCKS/ CONTROLS REPLACEMENT**

**Project Index #: 1421SEC2**  
**Construction Cost \$565,000**

The controls for the door locks and security systems are built on a custom panel and interface. The controls are difficult to repair, parts are becoming increasingly difficult to locate, and the type and configuration of the switches are limited by the physical size of the consoles. This project recommends replacing the existing mechanical switching system with a computer system and electronic interface. Remote costs and secure facility allowance were included in the project estimates.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002 and 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**EXTERIOR FINISHES**

**Project Index #: 1421EXT2**  
**Construction Cost \$149,350**

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 sealing and painting the concrete masonry unit walls 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 2-3 years, and that it be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1421HVA1**  
**Construction Cost \$16,000**

**HEAT EXCHANGER REPLACEMENTS**

The two shell and tube heat exchangers in the building were installed in 1987 and are original to the building. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of two new plate frame heat exchangers, one for the domestic water and one for the mechanical system. This project includes removal and disposal of the existing units and all required connections to utilities.

**Project Index #: 1421INT1**  
**Construction Cost \$149,350**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that it be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1421PLM1**  
**Construction Cost \$20,000**

**WATER TREATMENT SYSTEM REPLACEMENT**

The existing water softening/ treatment systems in the building are currently not operational. They are original to the building and approaching the end of their lifecycles. Failure of the equipment causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the replacement of the existing water softeners/ treatment systems with new equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$358,440**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 1421EXT4**  
**Construction Cost \$358,440**

**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 15 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 2006. 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.



**BUILDING INFORMATION:**

**Gross Area (square feet): 29,870**  
**Year Constructed: 1989**  
**Exterior Finish 1: 100 % Concrete Masonry U**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 2      Basement?    No**  
**IBC Occupancy Type 1: 100 % I-3**  
**IBC Occupancy Type 2: %**  
**Construction Type: Concrete Masonry Units & Steel**  
**IBC Construction Type: II-A**  
**Percent Fire Supressed: 100 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$6,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$42.32</b>
<b>Priority Class 2:</b>	<b>\$899,700</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$10,454,000</b>
<b>Priority Class 3:</b>	<b>\$358,440</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$1,264,140</b>	<b>FCNI:</b>	<b>12%</b>

**HOUSING UNIT #6**

SPWD Facility Condition Analysis - 1420

Survey Date: 4/29/2015

**HOUSING UNIT #6  
BUILDING REPORT**

Housing Unit #6 is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. It has an A and B wing each with individual cells on two levels, 4 shower stalls, 2 on the lower level and 2 on the upper level in each wing, a control room, day room, mechanical spaces, sally port, counselor rooms, and an outdoor recreation area. There are two designated ADA accessible cells in each wing but they may not be 100% compliant based on the most current ADA accessible design guidelines. Heating and cooling is provided by the roof mounted HVAC units supplied by the central plant closed loop HVAC system.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$4,000**  
**Currently Critical** **Immediate to Two Years**

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**

**Project Index #: 1420ADA2**  
**Construction Cost \$4,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$863,700**  
**Necessary - Not Yet Critical** **Two to Four Years**

**ELECTRONIC LOCKS/ CONTROLS REPLACEMENT**

**Project Index #: 1420SEC2**  
**Construction Cost \$565,000**

The controls for the door locks and security systems are built on a custom panel and interface. The controls are difficult to repair, parts are becoming increasingly difficult to locate, and the type and configuration of the switches are limited by the physical size of the consoles. This project recommends replacing the existing mechanical switching system with a computer system and electronic interface. Remote costs and secure facility allowance were included in the project estimates.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002 and 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**EXTERIOR FINISHES**

**Project Index #: 1420EXT2**  
**Construction Cost \$149,350**

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 sealing and painting the concrete masonry unit walls 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 2-3 years, and that it be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1420INT1**  
**Construction Cost \$149,350**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that it be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$358,440**  
**Long-Term Needs** **Four to Ten Years**

**ROOF REPLACEMENT**

**Project Index #: 1420EXT4**  
**Construction Cost \$358,440**

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 15 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 2006. 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.

**BUILDING INFORMATION:**

**Gross Area (square feet): 29,870**  
**Year Constructed: 1989**  
**Exterior Finish 1: 100 % Concrete Masonry U**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 % I-3**  
**IBC Occupancy Type 2: %**  
**Construction Type: Concrete Masonry Units & Steel**  
**IBC Construction Type: II-A**  
**Percent Fire Suppressed: 100 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$4,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$41.05</b>
<b>Priority Class 2:</b>	<b>\$863,700</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$10,454,000</b>
<b>Priority Class 3:</b>	<b>\$358,440</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$1,226,140</b>	<b>FCNI:</b>	<b>12%</b>

**HOUSING UNIT #5**

SPWD Facility Condition Analysis - 1419

Survey Date: 4/29/2015

**HOUSING UNIT #5  
BUILDING REPORT**

Housing Unit #5 is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. It has an A and B wing each with individual cells on two levels, 4 shower stalls, 2 on the lower level and 2 on the upper level in each wing, a control room, day room, mechanical spaces, sally port, counselor rooms, and an outdoor recreation area. There are two designated ADA accessible cells in each wing but they may not be 100% compliant based on the most current ADA accessible design guidelines. Heating and cooling is provided by the roof mounted HVAC units supplied by the central plant closed loop HVAC system.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$6,000**  
**Currently Critical** **Immediate to Two Years**

**BACKFLOW PREVENTER REPLACEMENT**

**Project Index #: 1419PLM2**  
**Construction Cost \$2,000**

There is a backflow preventer on the main water line coming into the building. It is leaking and should be scheduled for replacement. This project would provide for replacing the backflow preventer.

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**

**Project Index #: 1419ADA2**  
**Construction Cost \$4,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$899,700**  
**Necessary - Not Yet Critical** **Two to Four Years**

**ELECTRONIC LOCKS/ CONTROLS REPLACEMENT**

**Project Index #: 1419SEC2**  
**Construction Cost \$565,000**

The controls for the door locks and security systems are built on a custom panel and interface. The controls are difficult to repair, parts are becoming increasingly difficult to locate, and the type and configuration of the switches are limited by the physical size of the consoles. This project recommends replacing the existing mechanical switching system with a computer system and electronic interface. Remote costs and secure facility allowance were included in the project estimates.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002 and 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**EXTERIOR FINISHES**

**Project Index #: 1419EXT2**  
**Construction Cost \$149,350**

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 sealing and painting the concrete masonry unit walls 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 2-3 years, and that it be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1419HVA1**

**Construction Cost \$16,000**

**HEAT EXCHANGER REPLACEMENTS**

The two shell and tube heat exchangers in the building were installed in 1987 and are original to the building. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of two new plate frame heat exchangers, one for the domestic water and one for the mechanical system. This project includes removal and disposal of the existing units and all required connections to utilities.

**Project Index #: 1419INT1**

**Construction Cost \$149,350**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that it be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1419PLM1**

**Construction Cost \$20,000**

**WATER TREATMENT SYSTEM REPLACEMENT**

The existing water softening/ treatment systems in the building are currently not operational. They are original to the building and approaching the end of their lifecycles. Failure of the equipment causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the replacement of the existing water softeners/ treatment systems with new equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service, and employee training provided by a qualified water treatment vendor.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$358,440**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 1419EXT4**

**Construction Cost \$358,440**

**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 15 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 2006. 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.

**BUILDING INFORMATION:**

**Gross Area (square feet): 29,870**  
**Year Constructed: 1989**  
**Exterior Finish 1: 100 % Concrete Masonry U**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1      Basement?    No**  
**IBC Occupancy Type 1: 100 % I-3**  
**IBC Occupancy Type 2: %**  
**Construction Type: Concrete Masonry Units & Steel**  
**IBC Construction Type: II-A**  
**Percent Fire Supressed: 100 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$6,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$42.32</b>
<b>Priority Class 2:</b>	<b>\$899,700</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$10,454,000</b>
<b>Priority Class 3:</b>	<b>\$358,440</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$1,264,140</b>	<b>FCNI:</b>	<b>12%</b>

**HOUSING UNIT #4**

SPWD Facility Condition Analysis - 1418

Survey Date: 4/29/2015

**HOUSING UNIT #4  
BUILDING REPORT**

Housing Unit #4 is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. It has an A and B wing each with individual cells on two levels, 4 shower stalls, 2 on the lower level and 2 on the upper level in each wing, a control room, day room, mechanical spaces, sally port, counselor rooms, and an outdoor recreation area. There are two designated ADA accessible cells in each wing but they may not be 100% compliant based on the most current ADA accessible design guidelines. Heating and cooling is provided by the roof mounted HVAC units supplied by the central plant closed loop HVAC system.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$4,000**  
**Currently Critical** **Immediate to Two Years**

**Project Index #: 1418ADA2**  
**Construction Cost \$4,000**

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$863,700**  
**Necessary - Not Yet Critical** **Two to Four Years**

**Project Index #: 1418SEC2**  
**Construction Cost \$565,000**

**ELECTRONIC LOCKS/ CONTROLS REPLACEMENT**

The controls for the door locks and security systems are built on a custom panel and interface. The controls are difficult to repair, parts are becoming increasingly difficult to locate, and the type and configuration of the switches are limited by the physical size of the consoles. This project recommends replacing the existing mechanical switching system with a computer system and electronic interface. Remote costs and secure facility allowance were included in the project estimates.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002 and 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1418EXT2**  
**Construction Cost \$149,350**

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sealing and painting the concrete masonry unit walls 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 2-3 years, and that it be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1418INT1**  
**Construction Cost \$149,350**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that it be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$358,440**  
**Long-Term Needs** **Four to Ten Years**

**ROOF REPLACEMENT**

**Project Index #: 1418EXT4**  
**Construction Cost \$358,440**

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 15 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 2008. It is recommended that this building be re-roofed in the next 6-7 years to be consistent with the roofing program and the end of the warranty period.

**BUILDING INFORMATION:**

**Gross Area (square feet): 29,870**  
**Year Constructed: 1987**  
**Exterior Finish 1: 100 % Concrete Masonry U**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 2 Basement? No**  
**IBC Occupancy Type 1: 100 % I-3**  
**IBC Occupancy Type 2: %**  
**Construction Type: Concrete Masonry Units & Steel**  
**IBC Construction Type: II-A**  
**Percent Fire Suppressed: 100 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$4,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$41.05</b>
<b>Priority Class 2:</b>	<b>\$863,700</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$10,454,000</b>
<b>Priority Class 3:</b>	<b>\$358,440</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$1,226,140</b>	<b>FCNI:</b>	<b>12%</b>



**HOUSING UNIT #3**

SPWD Facility Condition Analysis - 1417

Survey Date: 4/29/2015

**HOUSING UNIT #3  
BUILDING REPORT**

Housing Unit #3 is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. It has an A and B wing each with individual cells on two levels, 4 shower stalls, 2 on the lower level and 2 on the upper level in each wing, a control room, day room, mechanical spaces, sally port, counselor rooms, and an outdoor recreation area. There are two designated ADA accessible cells in each wing but they may not be 100% compliant based on the most current ADA accessible design guidelines. Heating and cooling is provided by the roof mounted HVAC units supplied by the central plant closed loop HVAC system.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$6,000**  
**Currently Critical** **Immediate to Two Years**

**BACKFLOW PREVENTER REPLACEMENT**

**Project Index #: 1417PLM2**  
**Construction Cost \$2,000**

There is a backflow preventer on the main water line coming into the building. It is leaking and should be scheduled for replacement. This project would provide for replacing the backflow preventer.

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**

**Project Index #: 1417ADA2**  
**Construction Cost \$4,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$899,700**

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

**ELECTRONIC LOCKS/ CONTROLS REPLACEMENT**

**Project Index #: 1417SEC2**  
**Construction Cost \$565,000**

The controls for the door locks and security systems are built on a custom panel and interface. The controls are difficult to repair, parts are becoming increasingly difficult to locate, and the type and configuration of the switches are limited by the physical size of the consoles. This project recommends replacing the existing mechanical switching system with a computer system and electronic interface. Remote costs and secure facility allowance were included in the project estimates.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002 and 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**EXTERIOR FINISHES**

**Project Index #: 1417EXT2**  
**Construction Cost \$149,350**

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 sealing and painting the concrete masonry unit walls 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 2-3 years, and that it be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1417HVA1**  
**Construction Cost \$16,000**

**HEAT EXCHANGER REPLACEMENTS**

The two shell and tube heat exchangers in the building were installed in 1987 and are original to the building. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of two new plate frame heat exchangers, one for the domestic water and one for the mechanical system. This project includes removal and disposal of the existing units and all required connections to utilities.

**Project Index #: 1417INT1**  
**Construction Cost \$149,350**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that it be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 1417PLM1**  
**Construction Cost \$20,000**

**WATER TREATMENT SYSTEM REPLACEMENT**

The existing water softening/ treatment systems in the building are currently not operational. They are original to the building and approaching the end of their lifecycles. Failure of the equipment causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the replacement of the existing water softeners/ treatment systems with new equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service, and employee training provided by a qualified water treatment vendor.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$358,440**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 1417EXT4**  
**Construction Cost \$358,440**

**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 15 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 2008. It is recommended that this building be re-roofed in the next 6-7 years to be consistent with the roofing program and the end of the warranty period.

**BUILDING INFORMATION:**

**Gross Area (square feet): 29,870**  
**Year Constructed: 1987**  
**Exterior Finish 1: 100 % Concrete Masonry U**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 2 Basement? No**  
**IBC Occupancy Type 1: 100 % I-3**  
**IBC Occupancy Type 2: %**  
**Construction Type: Concrete Masonry Units & Steel**  
**IBC Construction Type: II-A**  
**Percent Fire Supressed: 100 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$6,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$42.32</b>
<b>Priority Class 2:</b>	<b>\$899,700</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$10,454,000</b>
<b>Priority Class 3:</b>	<b>\$358,440</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$1,264,140</b>	<b>FCNI:</b>	<b>12%</b>

**HOUSING UNIT #1**

SPWD Facility Condition Analysis - 0699

Survey Date: 4/29/2015

**HOUSING UNIT #1  
BUILDING REPORT**

Housing Unit #1 is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. It has an A and B wing each with individual cells on two levels, 4 shower stalls, 2 on the lower level and 2 on the upper level in each wing, a control room, day room, mechanical spaces, sally port, counselor rooms, and an outdoor recreation area. There are two designated ADA accessible cells in each wing but they may not be 100% compliant based on the most current ADA accessible design guidelines. Heating and cooling is provided by the roof mounted HVAC units supplied by the central plant closed loop HVAC system.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$6,000**  
**Currently Critical** **Immediate to Two Years**

**BACKFLOW PREVENTER REPLACEMENT**

**Project Index #: 0699PLM2**  
**Construction Cost \$2,000**

There is a backflow preventer on the main water line coming into the building. It is leaking and should be scheduled for replacement. This project would provide for replacing the backflow preventer.

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**

**Project Index #: 0699ADA2**  
**Construction Cost \$4,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

**PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$899,700**

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

**ELECTRONIC LOCKS/ CONTROLS REPLACEMENT**

**Project Index #: 0699SEC2**  
**Construction Cost \$565,000**

The controls for the door locks and security systems are built on a custom panel and interface. The controls are difficult to repair, parts are becoming increasingly difficult to locate, and the type and configuration of the switches are limited by the physical size of the consoles. This project recommends replacing the existing mechanical switching system with a computer system and electronic interface. Remote costs and secure facility allowance were included in the project estimates.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002 and 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**EXTERIOR FINISHES**

**Project Index #: 0699EXT2**  
**Construction Cost \$149,350**

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 sealing and painting the concrete masonry unit walls 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 2-3 years, and that it be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 0699HVA1**  
**Construction Cost \$16,000**

**HEAT EXCHANGER REPLACEMENTS**

The two shell and tube heat exchangers in the building were installed in 1987 and are original to the building. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of two new plate frame heat exchangers, one for the domestic water and one for the mechanical system. This project includes removal and disposal of the existing units and all required connections to utilities.

**Project Index #: 0699INT1**  
**Construction Cost \$149,350**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years, and that it be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 0699PLM1**  
**Construction Cost \$20,000**

**WATER TREATMENT SYSTEM REPLACEMENT**

The existing water softening/ treatment systems in the building are currently not operational. They are original to the building and approaching the end of their lifecycles. Failure of the equipment causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the replacement of the existing water softeners/ treatment systems with new equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service, and employee training provided by a qualified water treatment vendor.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$358,440**

**Long-Term Needs**

**Four to Ten Years**

**Project Index #: 0699EXT4**  
**Construction Cost \$358,440**

**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 15 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 2008. It is recommended that this building be re-roofed in the next 6-7 years to be consistent with the roofing program and the end of the warranty period.

**BUILDING INFORMATION:**

**Gross Area (square feet): 29,870**  
**Year Constructed: 1987**  
**Exterior Finish 1: 100 % Concrete Masonry U**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 2      Basement?    No**  
**IBC Occupancy Type 1: 100 % I-3**  
**IBC Occupancy Type 2: %**  
**Construction Type: Concrete Masonry Units & Steel**  
**IBC Construction Type: II-A**  
**Percent Fire Supressed: 100 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$6,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$42.32</b>
<b>Priority Class 2:</b>	<b>\$899,700</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$10,454,000</b>
<b>Priority Class 3:</b>	<b>\$358,440</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$1,264,140</b>	<b>FCNI:</b>	<b>12%</b>

**HOUSING UNIT #2**

SPWD Facility Condition Analysis - 0123

Survey Date: 4/29/2015

**HOUSING UNIT #2  
BUILDING REPORT**

Housing Unit #2 is a concrete masonry unit (CMU) and steel framed structure with a single-ply roofing system on a concrete foundation. It has an A and B wing each with individual cells on two levels, 4 shower stalls, 2 on the lower level and 2 on the upper level in each wing, a control room, day room, mechanical spaces, sally port, counselor rooms, and an outdoor recreation area. There are two designated ADA accessible cells in each wing but they may not be 100% compliant based on the most current ADA accessible design guidelines. Heating and cooling is provided by the roof mounted HVAC units supplied by the central plant closed loop HVAC system.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$4,000**  
**Currently Critical** **Immediate to Two Years**

**Project Index #: 0123ADA2**  
**Construction Cost \$4,000**

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$863,700**  
**Necessary - Not Yet Critical** **Two to Four Years**

**Project Index #: 0123SEC2**  
**Construction Cost \$565,000**

**ELECTRONIC LOCKS/ CONTROLS REPLACEMENT**

The controls for the door locks and security systems are built on a custom panel and interface. The controls are difficult to repair, parts are becoming increasingly difficult to locate, and the type and configuration of the switches are limited by the physical size of the consoles. This project recommends replacing the existing mechanical switching system with a computer system and electronic interface. Remote costs and secure facility allowance were included in the project estimates.

This project or a portion thereof was previously recommended in the FCA report dated 06/04/2002 and 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 0123EXT2**  
**Construction Cost \$149,350**

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sealing and painting the concrete masonry unit walls 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 2-3 years, and that it be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**Project Index #: 0123INT1**  
**Construction Cost \$149,350**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years, and that it be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/29/2015.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$358,440**  
**Long-Term Needs** **Four to Ten Years**

**Project Index #: 0123EXT3**  
**Construction Cost \$358,440**

**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 15 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 2008. It is recommended that this building be re-roofed in the next 6-7 years to be consistent with the roofing program and the end of the warranty period.

**BUILDING INFORMATION:**

**Gross Area (square feet): 29,870**  
**Year Constructed: 1987**  
**Exterior Finish 1: 100 % Concrete Masonry U**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 2 Basement? No**  
**IBC Occupancy Type 1: 100 % I-3**  
**IBC Occupancy Type 2: %**  
**Construction Type: Concrete Masonry Units & Steel**  
**IBC Construction Type: II-A**  
**Percent Fire Suppressed: 100 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$4,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$41.05</b>
<b>Priority Class 2:</b>	<b>\$863,700</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$10,454,000</b>
<b>Priority Class 3:</b>	<b>\$358,440</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$350</b>
<b>Grand Total:</b>	<b>\$1,226,140</b>	<b>FCNI:</b>	<b>12%</b>

**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

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





Ely State Prison Site – FCA Site #9941  
Description: Damaged valley gutter in parking lot.



Ely State Prison Site – FCA Site #9941  
Description: Damaged concrete walkway.

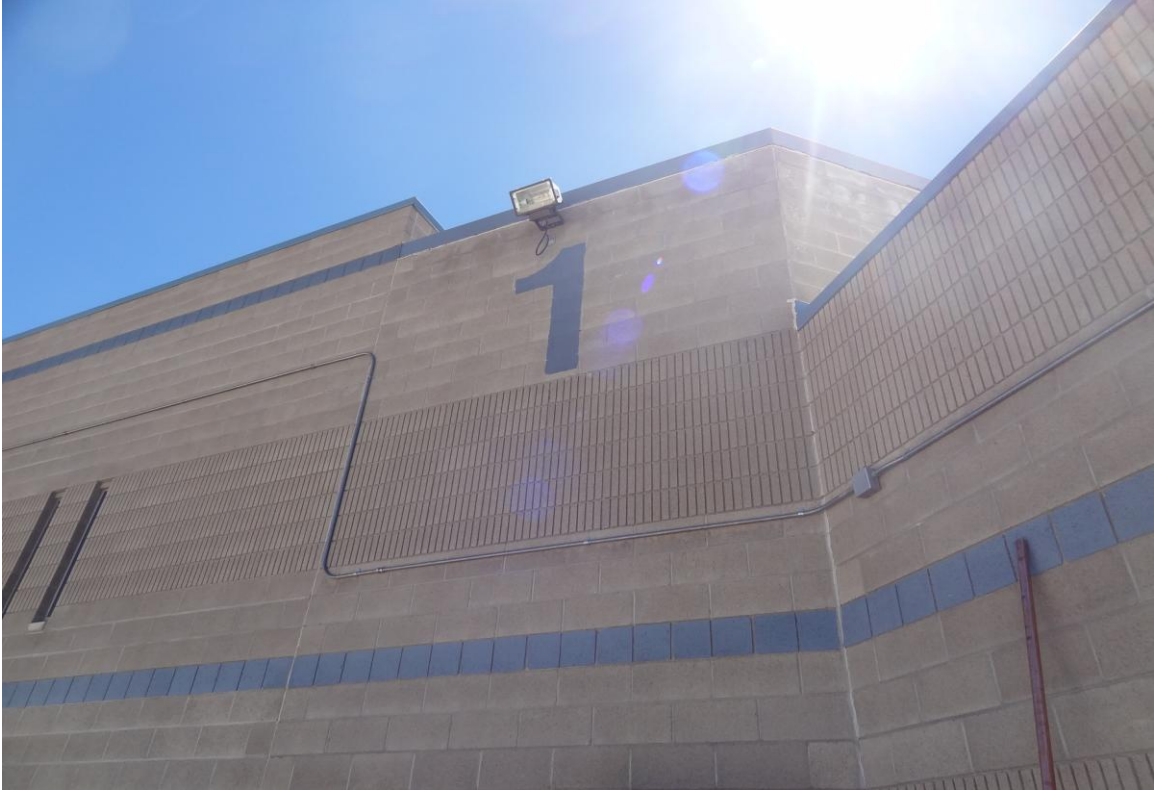




Ely State Prison Site – FCA Site #9941  
Description: ADA accessible curb cut / paving damage.



Housing Unit #2 – FCA Building #0123  
Description: Typical exterior of housing unit.



Housing Unit #1 – FCA Building #0699  
Description: Typical exterior of housing unit.



Housing Unit #3 – FCA Building #1417  
Description: Typical exterior of housing unit, note water damaged CMU.





Housing Unit #4 – FCA Building #1418  
Description: Typical exterior of housing unit.



Housing Unit #5 – FCA Building #1419  
Description: Typical exterior of housing unit.



Housing Unit #6 – FCA Building #1420  
Description: Typical exterior of housing unit.



Housing Unit #7 – FCA Building #1421  
Description: Typical exterior of housing unit, note water damaged CMU.





Housing Unit #8 – FCA Building #1422  
Description: Roof of HU #8, typical of all housing units.



Building #9 Scheduled Services – FCA Building #1423  
Description: Exterior of the building.



Building #9 Scheduled Services – FCA Building #1423  
Description: Damaged laminate countertops, typical throughout.



Building #9 Scheduled Services – FCA Building #1423  
Description: Damaged glazing panel.





Building #10 Work & Recreation – FCA Building #1424  
Description: Exterior of the building.



Building #10 Work & Recreation – FCA Building #1424  
Description: Culinary floor damage.





Building #10 Work & Recreation – FCA Building #1424  
Description: Damaged CMU wall.



Building #11 Warehouse / Central Plant – FCA Building #1425  
Description: Exterior of the building.



**Building #11 Warehouse / Central Plant – FCA Building #1425**  
Description: Water damage to the exterior of the building.



**Building #11 Warehouse / Central Plant – FCA Building #1425**  
Description: Interior of the central plant.





**Building #12 Trustee Dormitory – FCA Building #1426**  
Description: Exterior of the building.



**Building #12 Trustee Dormitory – FCA Building #1426**  
Description: Damaged tile in shower area.



**Building #13 Armory – FCA Building #1427**  
Description: Exterior of the building.



**Building #14 Gatehouse – FCA Building #1428**  
Description: Exterior of the building.





Tower 1 – FCA Building #1429  
Description: Exterior of the building.



Tower 2 – FCA Building #1430  
Description: Exterior of the building.



Tower 3 – FCA Building #1431  
Description: Exterior of the building.



Tower 4 – FCA Building #1432  
Description: Exterior of the building.



ESP Sewage Grinder Building – FCA Building #1617  
Description: Exterior of the building.



Equipment Storage – FCA Building #2242  
Description: Exterior of the building.