



DEPT OF CORRECTIONS

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW PROJECT ADDENDUM

SOUTH REGION

-

9949 - PIOCHE CONSERVATION CAMP SITE
1 HARD TIMES RD
PIOCHE, NV 89043-
LINCOLN COUNTY

SURVEY DATE: 05/14/2025



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

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

INTRODUCTION

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

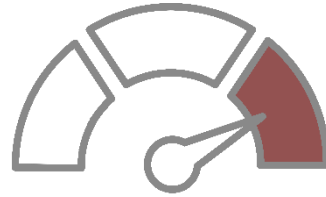
Projects are prioritized by urgency and address the most pressing needs effectively:

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

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



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

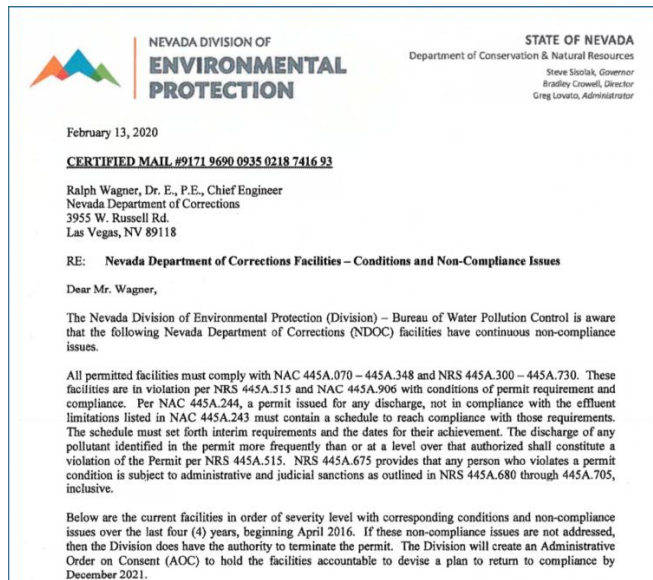


PRIORITY 1: CURRENTLY CRITICAL, REQUIRES IMMEDIATE ACTION

PIOCHE CONSERVATION CAMP SITE

\$476,000

PRIORITY 1
0 - 2 years



DEFERRED PLUMBING - 4/23/2024

9949-PLM-1: SEWER SYSTEM REPLACEMENT

The sanitary wastewater system and the lift station are showing signs of deterioration and the system is not working to its full potential. The sewer and leach field lines are original to the site and are in poor condition. The site waste water discharge has been in non-compliance with the Nevada Division of Environmental Protection. This project would provide for the complete replacement of the sanitary sewer system and the lift station matching the design and scope installed at the Wells Conservation Camp.

HOUSING ABC/ CULINARY UNIT



\$400,000

PRIORITY 1
0 - 2 years



REINSTATED HVAC - 12/10/2025 2210-HVA-3: BOILER REPLACEMENT

The hot water boilers, controls and mixing valves servicing the building are original dating back to 1995. The life expectancy of these units is 20 to 25 years with proper maintenance and with a water treatment program in place. Replacement parts for performing routine and emergency maintenance are hard to find for this old equipment. This project would provide for the removal and the disposal of the existing boilers, controls and mixing valves and will replace with all new equipment. This estimate includes all required connections to utilities and equipment. The estimate is based on 505

MBH output hot water boilers. 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.

HOUSING ABC/ CULINARY UNIT



\$300,000

PRIORITY 1
0 - 2 years



REINSTATED ADA - 12/10/2025

2210-ADA-3: RESTROOM REFURBISHMENT

The building restrooms and showers are original construction and in very poor condition. In addition, the building does not have accessible restrooms. A complete retrofit is necessary. This project would provide funding for remodeling the restrooms per ICC building codes and ADA regulations. Items may include wall reconfigurations, new sinks, toilets finishes, hardware, mirrors, fixtures, signage, flooring and paint. The 2024 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA

Standards for Accessible Design were used as references for this project.

MULTI-PURPOSE/ SHOP



\$50,000

PRIORITY 1
0 - 2 years



REINSTATED ADA - 11/24/2025

1364-ADA-1: ADA RESTROOM REMODEL

The building does not have an accessible restroom. The existing restroom does not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. Items may include wall reconfiguration, new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2024 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.

PIOCHE CONSERVATION CAMP NDF OFFICE



\$45,000

PRIORITY 1
0 - 2 years

REINSTATED ADA - 12/12/2025

0863-ADA-1: ADA RESTROOM UPGRADE

The building does not have an accessible restroom. The existing restroom does not meet the ADA requirements. A retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2024 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

UNIT E - EDUCATION



\$40,000

PRIORITY 1
0 - 2 years



REINSTATED SAFETY ISSUES - 12/9/2025 2212-SFT-1: EXTERIOR LANDING UPGRADES

Chapter 10 of the 2024 IBC describes the requirements for doors including floor elevations, landings and handrails. The floor or landing shall be at the same elevation on each side of the door. The exterior landing shall not exceed a 2-percent slope and a length measured in the direction of travel of not less than 44 inches. Stairways shall have handrails on each side of the stairs. The landing and stairway at both exterior doors do not comply with this code and pose a safety hazard. This project would provide for the installation of two compliant landings and handrails for each door.

UNIT D - OFFICES



\$40,000

PRIORITY 1
0 - 2 years



REINSTATED SAFETY ISSUES - 12/9/2025
2211-SFT-1: EXTERIOR LANDING UPGRADES

Chapter 10 of the 2024 IBC describes the requirements for doors including floor elevations, landings and handrails. The floor or landing shall be at the same elevation on each side of the door. The exterior landing shall not exceed a 2-percent slope and a length measured in the direction of travel of not less than 44 inches. Stairways shall have handrails on each side of the stairs. The landing and stairway at both exterior doors do not comply with this code and pose a safety hazard. This project would provide for the installation of two compliant landings and handrails for each door.

PIOCHE CONSERVATION CAMP SITE



\$37,500

PRIORITY 1
0 - 2 years



REINSTATED ADA - 12/10/2025

9949-ADA-1: ADA PARKING AND PATH OF TRAVEL

The ADA provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the office are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the existing sidewalk. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2024 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for

Accessible Design were used as references for this project. 750 square feet of concrete was used for this estimate.

HOUSING ABC/ CULINARY UNIT



\$37,500

PRIORITY 1
0 - 2 years

NEW ADA - 12/16/2025

2210-ADA-6: ADA PARKING AND PATH OF TRAVEL

The ADA provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the office are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the existing sidewalk. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The parking area is recommended to be located at the southwest corner of the building. The 2024 IBC,

ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project. 750 square feet of concrete was used for this estimate. It is recommended that this project coincide with the paving project.

MULTI-PURPOSE/ SHOP



\$25,000

PRIORITY 1
0 - 2 years



NEW SITE ISSUES - 11/24/2025

1364-SIT-2: SOIL GRADING AROUND BUILDING

The building has grade soils in direct contact with the exterior metal siding. Sheet metal manufacturers recommend a minimum of 2" clearance between the drip edge of the siding and surrounding grade. Direct soil contact with the sheetmetal will cause premature failure of the siding due to corrosion. This project provides for the removal of excess soils, regrading to ensure the proper slope away from the building and to provide the required soil clearances.

PIOCHE CONSERVATION CAMP SITE



\$18,000

PRIORITY 1
0 - 2 years



NEW SAFETY ISSUES - 12/9/2025

9949-SFT-1: SEISMIC GAS VALVE INSTALLATION

This project includes the installation of a seismic gas shut-off valve on the main gas service line prior to its entry into the building. For propane tank(s) systems or site gas services with a single metering station serving multiple buildings, installation at the tank or main meter is recommended. The estimate is based on a valve by Pacific Seismic Products or an approved equal, equipped with the optional Model MS remote monitoring switch for integration with the building's direct digital control system and/or an audible alarm. Gas

pipng adjacent to the seismic valve will be secured to the building using Unistrut channel bracing.

PIOCHE CONSERVATION CAMP NDF OFFICE



\$15,000

**PRIORITY 1
0 - 2 years**



**REINSTATED SAFETY ISSUES - 11/24/2025
0863-SFT-4: EXTERIOR LANDING UPGRADE**

There is an out-swinging exterior door which swings out over a step and does not have a landing that complies with IBC 2024. IBC chapter 10 requires that landings not be more than 1/2" below the threshold. This project would provide for the installation of a compliant landing for the north door.

MULTI-PURPOSE/ SHOP



\$ 9,000

PRIORITY 1
0 - 2 years



REINSTATED SAFETY ISSUES - 11/24/2025

1364-SFT-4: INTERIOR STAIR HANDRAIL REPLACEMENT

The stair handrails are older and do not meet code for safety or accessibility. The gripping surfaces are incorrect and they are not continuous from the top to bottom landings. This project recommends the installation of handrails on both sides of the stairs, with proper returns and supports. Removal and disposal of the existing railing is included in this estimate. The 2024 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

WALK-IN COOLER STORAGE



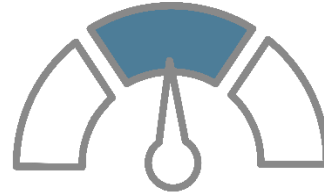
\$ 5,000

PRIORITY 1
0 - 2 years



REINSTATED SAFETY ISSUES - 12/9/2025 1366-SFT-1: EXTERIOR LANDING INSTALLATION

There is an out-swinging exterior door from the building which swings out over a step and does not have a landing that complies with IBC 2024. IBC Section 1008 requires a landing to be not more than 1/2" below the threshold. This project would provide for the installation of a compliant landing for the door.



PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

HOUSING ABC/ CULINARY UNIT

\$344,700

PRIORITY 2
2 - 4 years



REINSTATED BUILDING INTERIOR - 12/10/2025 2210-INT-3: FLOORING REPLACEMENT

The floor coverings throughout this building except the Culinary tile area are in generally poor condition and have reached the end of their serviceable lives. At the present time, most of the floor surfaces have been removed in the cafeteria and culinary area. This presents health and sanitation issues. The remaining floor covering has 12" VCT floor covering. This project would provide funding to replace the entire floor with non-slip sheet vinyl, and includes removing and installing the Culinary preparation and cooking equipment, tables and chairs.

HOUSING ABC/ CULINARY UNIT



\$300,000

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 12/10/2025 2210-EXT-2: LOADING DOCK REPAIRS

The loading dock behind the Culinary area is worn and damaged and in need of replacement. The concrete has heaved and has extensive cracks and the entire structure is pulling away from the building. This project will provide for the removal and the replacement of the concrete and replacement of the concrete stairway system and new hardware for the truck guards.

HOUSING ABC/ CULINARY UNIT



\$252,000

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 12/10/2025 2210-EXT-4: EXTERIOR SIDING REPLACEMENT

The exterior siding on the building is original T-111 siding and is in poor condition. This project recommends a full replacement of the siding. Any damaged framing discovered during the removal shall be noted and addressed. New T-111 siding panels shall be installed in accordance with manufacturer specifications, including proper flashing, sealing, and fastener placement to ensure weather resistance and structural integrity. All seams and joints shall be caulked, and the siding shall be primed and painted with two coats of exterior-grade paint in the color selected by the owner. The

contractor shall also replace trim, corner boards, and other architectural details as needed to match existing or updated design.

HOUSING ABC/ CULINARY UNIT



\$243,800

PRIORITY 2
2 - 4 years



NEW HVAC - 12/10/2025

2210-HVA-6: CULINARY REFRIGERATION SYSTEM REPLACEMENT

The walk-in cooler and freezer are critical to the site's culinary operations. Currently, the refrigeration systems serving these units are approximately 20 years old, at the end the typical 15 - 20 year life expectancy for such equipment. To ensure continued, reliable operation and prevent potential service disruptions, this project proposes the replacement of the refrigeration systems, including associated refrigerant lines.

MULTI-PURPOSE/ SHOP



\$175,000

PRIORITY 2
2 - 4 years

NEW BUILDING EXTERIOR - 12/15/2025
1364-EXT-5: ROOF REPLACEMENT

The existing sheet metal roof is in poor condition. The project recommends the installation of a new roofing system over the existing sheet metal roof using Volute insulation for leveling and thermal performance, followed by DensDeck cover board to create a smooth substrate, and finish with a fully adhered single-ply membrane. Work includes substrate preparation, mechanical fastening, flashing, and waterproofing per manufacturer specifications. Installation specification of the roofing system shall meet the 20 year warranty requirement.

PIOCHE CONSERVATION CAMP NDF OFFICE

\$60,000

**PRIORITY 2
2 - 4 years**



**REINSTATED BUILDING EXTERIOR - 12/15/2025
0863-EXT-2: ROOF REPLACEMENT**

The existing sheet metal roof is in poor condition. The project recommends the installation of a new roofing system over the existing sheet metal roof using Volute insulation for leveling and thermal performance, followed by DensDeck cover board to create a smooth substrate, and finish with a fully adhered single-ply membrane. Work includes substrate preparation, mechanical fastening, flashing, and waterproofing per manufacturer specifications. Installation specification of the roofing system shall meet the 20 year warranty requirement.

HOUSING ABC/ CULINARY UNIT



\$50,000

PRIORITY 2
2 - 4 years



REINSTATED HVAC - 12/10/2025

2210-HVA-5: HVAC EQUIPMENT REPLACEMENT

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

MAINTENANCE SHOP



\$45,000

PRIORITY 2
2 - 4 years



NEW BUILDING EXTERIOR - 11/24/2025 1355-EXT-3: EXTERIOR RENOVATION

The exterior condition of the building is in poor condition. The roof fascia is severely weathered and not painted, an abandoned air conditioning window unit and evaporative cooler are still mounted to the building and soil and vegetation is in direct contact with the metal siding. The project recommends restoring the exterior of the building repairing and replacing siding and fascia as needed and re-grading around the perimeter to provide a minimum of 2" clearance to soil around the building perimeter.

MULTI-PURPOSE/ SHOP



\$44,000

PRIORITY 2
2 - 4 years



REINSTATED BUILDING INTERIOR - 11/24/2025 1364-INT-2: VCT FLOORING REPLACEMENT

The VCT flooring in the chapel, laundry, library and on the stairs is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base.

MULTI-PURPOSE/ SHOP



\$35,000

PRIORITY 2
2 - 4 years



DEFERRED ENERGY SAVINGS - 11/24/2025 1364-ENR-1: HVAC EQUIPMENT REPLACEMENT

The existing heating system consists of 4 ceiling mounted propane heater (30,000 - 50,000 BTU). The heaters are aging and should be replaced with a propane fired heater high efficiency units. This project would provide for disposal of the existing units and replacement with a new propane fired units including connections to utilities.

MULTI-PURPOSE/ SHOP



\$30,000

PRIORITY 2
2 - 4 years

REINSTATED BUILDING INTERIOR - 11/24/2025
1364-INT-4: WASHING MACHINE REPLACEMENT

The two existing commercial washing machines appear to have reached the end of their useful life. They show signs of age, and are constantly breaking down. This project would provide funding for the purchase and installation of two new 60lb. commercial washing machine units.

MULTI-PURPOSE/ SHOP



\$21,000

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 11/24/2025

1364-EXT-1: 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 painting the exterior doors, caulking and sealing of the windows, flashing, fixtures and all other penetrations and removing and replacing rusted metal panels as needed. It is recommended that the building be caulked, sealed and repaired in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

PIOCHE CONSERVATION CAMP NDF OFFICE



\$15,000

PRIORITY 2
2 - 4 years



REINSTATED BUILDING EXTERIOR - 12/9/2025
0863-EXT-4: OVERHEAD DOOR REPLACEMENT

There is a 10' x 12' overhead coiling door which is damaged and does not function properly. It is original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling door and replacement with a motorized door.

MULTI-PURPOSE/ SHOP



\$15,000

PRIORITY 2
2 - 4 years



NEW BUILDING INTERIOR - 11/24/2025
1364-INT-6: REFURBISH INSULATION

There are multiple areas throughout the ceiling where insulation is damaged or missing, compromising the building's energy efficiency and thermal performance. To address this, the project proposes the removal of the existing ceiling insulation and the installation of new faced R-38 insulation. This upgrade will enhance thermal resistance, improve occupant comfort, and contribute to reduced energy costs by increasing the building's overall insulation performance.

HOUSING ABC/ CULINARY UNIT



\$ 7,500

PRIORITY 2
2 - 4 years

REINSTATED ADA - 12/10/2025

**2210-ADA-4: DUAL LEVEL DRINKING FOUNTAIN
INSTALLATION**

This building contains a water fountain that is not ADA compliant. The 2024 IBC Section 1110.7 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 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

MULTI-PURPOSE/ SHOP



\$70,000

**PRIORITY 3
4 - 10 years**



**REINSTATED BUILDING INTERIOR - 11/24/2025
1364-INT-1: INTERIOR FINISHES**

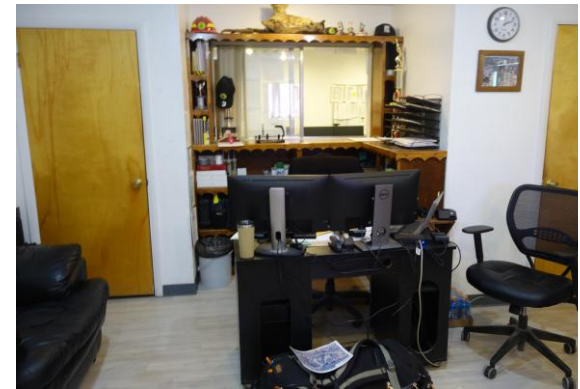
The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

PIOCHE CONSERVATION CAMP NDF OFFICE



\$24,000

PRIORITY 3
4 - 10 years



REINSTATED BUILDING INTERIOR - 11/24/2025 0863-INT-2: INTERIOR FINISHES

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 7 - 9 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.

UNIT E - EDUCATION



\$ 9,800

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 12/9/2025

2212-EXT-2: EXTERIOR FINISHES

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

UNIT D - OFFICES



\$ 9,800

**PRIORITY 3
4 - 10 years**



**REINSTATED BUILDING EXTERIOR - 12/9/2025
2211-EXT-2: EXTERIOR FINISHES**

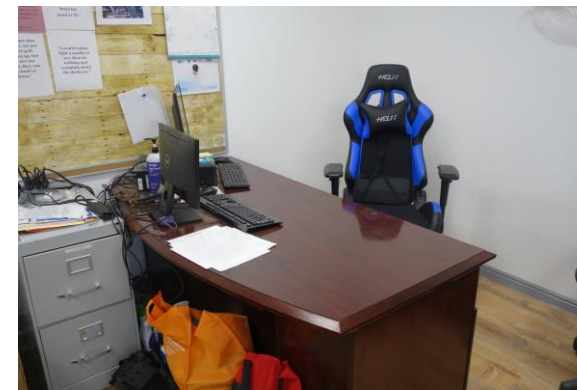
The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is caulking and sealing of the windows, flashing,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

UNIT E - EDUCATION



\$ 9,800

PRIORITY 3
4 - 10 years



REINSTATED BUILDING INTERIOR - 12/9/2025 2212-INT-3: INTERIOR FINISHES

The interior finishes are in good condition. Some walls are covered by a fabric wall covering and some have been painted. It is recommended that the painted walls and ceilings be re-painted at least once in the next 7 - 9 years. This project should 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.

UNIT D - OFFICES



\$ 9,800

PRIORITY 3
4 - 10 years



REINSTATED BUILDING INTERIOR - 12/9/2025 2211-INT-3: INTERIOR FINISHES

The interior finishes are in good condition. Some walls are covered by a fabric wall covering and some have been painted. It is recommended that the painted walls and ceilings be re-painted at least once in the next 7 - 9 years. This project should 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.

PIOCHE CONSERVATION CAMP NDF OFFICE

\$ 7,200

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 11/24/2025

0863-EXT-1: EXTERIOR FINISHES

The exterior finishes are in good condition except for the unpainted underside of the awning. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

WALK-IN COOLER STORAGE



\$ 4,800

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 12/9/2025

1366-EXT-2: EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming, painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

WATER TOWER STORAGE



\$ 2,500

PRIORITY 3
4 - 10 years



NEW BUILDING EXTERIOR - 12/12/2025

3086-EXT-1: EXTERIOR FINISHES

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

GARDEN SHED



\$ 1,300

PRIORITY 3
4 - 10 years



REINSTATED BUILDING EXTERIOR - 12/9/2025

2209-EXT-1: EXTERIOR FINISHES

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

PARKING SHADE STRUCTURE



\$ 1,000

**PRIORITY 3
4 - 10 years**



NEW BUILDING EXTERIOR - 12/12/2025 4594-EXT-1: EXTERIOR FINISHES

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

APPENDIX A – BUILDING MANAGEMENT CATEGORIES

BUILDING SYSTEMS

FIGURE 3 is a list of the current project building management categories. The Project ID contains the following:

<SITE #><BUILDING MANAGEMENT CATEGORY><ARBITRARY #>
Example: **9999ADA1** and **9999HVA2**

FIGURE 3.



APPENDIX B – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	2/11/2026	Initial.