

State of Nevada  
Department of Corrections

# **PIOCHE CONSERVATION CAMP SITE**

1 Hard Times Road  
Pioche, Nevada 89043

**Site Number: 9949**

**STATE OF NEVADA PUBLIC WORKS DIVISION  
FACILITY CONDITION ANALYSIS**



Report distributed in March 2021

State of Nevada  
Department of Corrections

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

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

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

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

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

**Class Definitions**

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

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

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

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

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

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

Site number: 9949

Facility Condition Needs Index Report

| Index #             | Building Name                       | Sq. Feet | Yr. Built | Survey Date | Cost to Repair: P1 | Cost to Repair: P2 | Cost to Repair: P3 | Total Cost to Repair | Cost to Replace | FCNI |
|---------------------|-------------------------------------|----------|-----------|-------------|--------------------|--------------------|--------------------|----------------------|-----------------|------|
| 2209                | GARDEN SHED                         | 64       | 1987      | 3/2/2017    | \$8,500            | \$3,152            | \$960              | \$12,612             | \$3,200         | 394% |
|                     | 1 Hard Times Road                   |          |           |             |                    |                    |                    |                      | Pioche          |      |
| 1355                | MAINTENANCE SHOP                    | 720      | 1980      | 3/2/2017    | \$5,000            | \$23,760           | \$0                | \$28,760             | \$18,000        | 160% |
|                     | 1 Hard Times Road                   |          |           |             |                    |                    |                    |                      | Pioche          |      |
| 2211                | PREFERRED HOUSING UNIT D            | 980      | 1995      | 3/2/2017    | \$34,540           | \$79,050           | \$19,600           | \$133,190            | \$98,000        | 136% |
|                     | 1 Hard Times Road                   |          |           |             |                    |                    |                    |                      | Pioche          |      |
| 2212                | PREFERRED HOUSING UNIT E            | 980      | 1995      | 3/2/2017    | \$34,290           | \$77,300           | \$19,600           | \$131,190            | \$98,000        | 134% |
|                     | 1 Hard Times Road                   |          |           |             |                    |                    |                    |                      | Pioche          |      |
| 0863                | PIOCHE CONSERVATION CAMP NDF OFFICE | 2400     | 1987      | 3/2/2017    | \$57,500           | \$152,700          | \$0                | \$210,200            | \$360,000       | 58%  |
|                     | 1 Hard Times Road                   |          |           |             |                    |                    |                    |                      | Pioche          |      |
| 1366                | WALK-IN COOLER STORAGE              | 480      | 1980      | 3/2/2017    | \$0                | \$5,000            | \$4,800            | \$9,800              | \$24,000        | 41%  |
|                     | 1 Hard Times Road                   |          |           |             |                    |                    |                    |                      | Pioche          |      |
| 1364                | MULTI-PURPOSE/ SHOP                 | 7000     | 1987      | 3/2/2017    | \$60,500           | \$333,900          | \$0                | \$394,400            | \$1,050,000     | 38%  |
|                     | 1 Hard Times Road                   |          |           |             |                    |                    |                    |                      | Pioche          |      |
| 2210                | HOUSING ABC/ CULINARY UNIT          | 17669    | 1995      | 3/2/2017    | \$267,000          | \$1,172,160        | \$159,021          | \$1,598,181          | \$5,300,700     | 30%  |
|                     | 1 Hard Times Road                   |          |           |             |                    |                    |                    |                      | Pioche          |      |
| 9949                | PIOCHE CONSERVATION CAMP SITE       | 0        | 1980      | 3/2/2017    | \$2,530,000        | \$94,500           | \$5,000            | \$2,629,500          | \$0             | 0%   |
|                     | 1 Hard Times Road                   |          |           |             |                    |                    |                    |                      | Pioche          |      |
| 3086                | WATER TOWER STORAGE                 | 707      | 0         | 3/2/2017    | \$0                | \$0                | \$0                |                      | \$70,700        |      |
|                     | 1 Hard Times Road                   |          |           |             |                    |                    |                    |                      | Pioche          |      |
| Report Totals.....: |                                     | 31,000   |           |             | \$2,997,330        | \$1,941,522        | \$208,981          | \$5,147,833          | \$7,022,600     | 73%  |

### Acronyms List

| Acronym   | Definition   |
|---|--|
| <i>Building Codes, Laws, Regulations and Guidelines</i> |  |
| AHJ   | Authority Having Jurisdiction  |
| AWWA  | American Water Works Association                                     |
| HVAC  | Heating, Ventilating & Air Conditioning                              |
| IBC   | International Building Code  |
| ICC   | International Code Council   |
| IEBC  | International Existing Building Code                                 |
| IECC  | International Energy Conservation Code                               |
| IFC   | International Fire Code  |
| IFGC  | International Fuel Gas Code  |
| IRC   | International Residential Code                                       |
| NFPA  | National Fire Protection Association                                 |
| NEC   | National Electrical Code   |
| OSHA  | Occupational Safety and Health Administration                        |
| SAD   | Standards for Accessible Design                                      |
| SMACNA  | Sheet Metal and Air Conditioning Contractors<br>National Association |
| UMC   | Uniform Mechanical Code  |
| UPC   | Uniform Plumbing Code  |
| <i>State of Nevada</i>                                  |  |
| CIP   | Capital Improvement Project  |
| FCA   | Facility Condition Analysis  |
| FCNI  | Facility Condition Needs Index                                       |
| FRC   | Facility Replacement Cost  |
| NAC   | Nevada Administrative Code   |
| NDEP  | Nevada Department of Environmental Protection                        |
| NRS   | Nevada Revised Statutes  |
| SFM   | State Fire Marshal   |
| SHPO  | State Historic Preservation Office                                   |
| SPWD  | State Public Works Division  |
| <i>Miscellaneous</i>                                    |  |
| DDC   | Direct Digital Controls  |
| FRP   | Fiberglass Reinforced Plastic  |
| GFCI  | Ground Fault Circuit Interrupter                                     |
| LED   | Light Emitting Diode   |
| PRV   | Pressure Regulating Valve  |
| TDD   | Telecommunications Device for the Deaf                               |
| VCT   | Vinyl Composite Tile   |
|   |  |

This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.

## SPWD Facility Condition Analysis

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| <b>Building Name</b>                       | <b>Index #</b> |                     |
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| <b>PIOCHE CONSERVATION CAMP SITE</b>       | <b>9949</b>    |                     |
| <b>WATER TOWER STORAGE</b>                 | <b>3086</b>    | No Current Projects |
| <b>PREFERRED HOUSING UNIT E</b>            | <b>2212</b>    |                     |
| <b>PREFERRED HOUSING UNIT D</b>            | <b>2211</b>    |                     |
| <b>HOUSING ABC/ CULINARY UNIT</b>          | <b>2210</b>    |                     |
| <b>GARDEN SHED</b>                         | <b>2209</b>    |                     |
| <b>WALK-IN COOLER STORAGE</b>              | <b>1366</b>    |                     |
| <b>MULTI-PURPOSE/ SHOP</b>                 | <b>1364</b>    |                     |
| <b>MAINTENANCE SHOP</b>                    | <b>1355</b>    |                     |
| <b>PIOCHE CONSERVATION CAMP NDF OFFICE</b> | <b>0863</b>    |                     |

**PIOCHE CONSERVATION CAMP SITE**

SPWD Facility Condition Analysis - 9949

Survey Date: 3/2/2017

**PIOCHE CONSERVATION CAMP SITE  
BUILDING REPORT**

The Pioche Conservation Camp is located on Hard Times Road in Lincoln County. There are 9 structures on the 40 acre site including the main housing and culinary unit, 2 preferred housing units, a maintenance shop, the NDF office, and storage buildings. The site has city water with backflow prevention, an on-site sewer system complete with a lift station and settling ponds, propane and electrical service including a generator which will power the whole camp. The parking and service roads are gravel.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$2,530,000****Currently Critical****Immediate to Two Years****ADA PARKING AND PATH OF TRAVEL****Project Index #: 9949ADA1****Construction Cost \$30,000**

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 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 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002 and 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**SEWER SYSTEM REPLACEMENT****Project Index #: 9949PLM1****Construction Cost \$2,500,000**

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. Deposits within the pipes are causing them to be restricted, which is slowing the flow of water. The passage of time and constant heavy use are contributing factors to problems that arise. This project would provide for the complete replacement of the sanitary sewer system and the lift station.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$94,500****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR LIGHTING REPLACEMENT****Project Index #: 9949ENR1****Construction Cost \$19,500**

The 13 perimeter light poles that surround the site have a total of 52 light fixtures. These light fixtures are metal halide and are not energy efficient. This project would provide for the replacement of the exterior light fixtures with new LED light fixtures and will utilize the existing wiring.

**FENCE UPGRADE****Project Index #: 9949SEC1****Construction Cost \$75,000**

The chain link perimeter fence is currently 7 feet high. For security purposes the staff has requested to raise the fence to 12 feet high. This project would provide for adding 5 feet of fencing and razor wire to the existing perimeter fence. This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$5,000****Long-Term Needs****Four to Ten Years****Project Index #: 9949SIT2****SITE DRAINAGE IMPROVEMENTS****Construction Cost \$5,000**

The grade does not slope away effectively from the buildings. This allows water to pool against the foundation. In the winter months, the water freezes against the foundation, and over time, this can cause damage to the foundation. It is recommended per IBC 1804.3 Site Grading that the ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. This project would create a 5% slope away from the buildings. Additional drainage swales shall be installed, as needed. It is recommended that the grading be completed within 4-10 years.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                          |                    |
|--------------------------|--------------------|
| <b>Priority Class 1:</b> | <b>\$2,530,000</b> |
| <b>Priority Class 2:</b> | <b>\$94,500</b>    |
| <b>Priority Class 3:</b> | <b>\$5,000</b>     |
| <b>Grand Total:</b>      | <b>\$2,629,500</b> |

**PREFERRED HOUSING UNIT E**

SPWD Facility Condition Analysis - 2212

Survey Date: 3/2/2017

**PREFERRED HOUSING UNIT E  
BUILDING REPORT**

The Preferred Housing Unit E is a single-story modular building on a concrete pier foundation. The building has dormitory style sleeping quarters and a restroom and has roof mounted evaporative coolers and a propane fired furnace for heating.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$34,290****Currently Critical****Immediate to Two Years****EXIT SIGN AND EGRESS LIGHTING UPGRADE****Project Index #: 2212SFT2****Construction Cost \$4,900**

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 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**EXTERIOR LANDING UPGRADES****Project Index #: 2212SFT1****Construction Cost \$10,000**

Chapter 10 of the 2012 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.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**FIRE ALARM SYSTEM INSTALLATION****Project Index #: 2212SFT3****Construction Cost \$3,920**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2009 Section 7 and the 2012 International Fire Code.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**FIRE SUPPRESSION SYSTEM INSTALLATION****Project Index #: 2212SFT4****Construction Cost \$13,720**

This building does not have an automatic fire suppression system and should be retrofitted with fire sprinklers during the next remodel or addition. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**WATER HEATER REPLACEMENT****Project Index #: 2212PLM1****Construction Cost \$1,750**

There is a 40 gallon propane-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, the water heater and the floor below the water heater are showing signs of wear and deterioration. It is recommended that the floor be replaced and a new propane-fired water heater be installed immediately. Removal and disposal of the existing equipment is included in this estimate.



**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$77,300****Necessary - Not Yet Critical****Two to Four Years****ADA RESTROOM UPGRADE****Project Index #: 2212INT2****Construction Cost \$15,000**

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 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 references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**EVAPORATIVE COOLER REPLACEMENT****Project Index #: 2212HVA2****Construction Cost \$8,000**

There are two evaporative coolers mounted on the roof of the housing unit. They are severely scaled and have reached the end of their serviceable life. This project would provide for two new evaporative coolers to be installed, and will include the removal and disposal of the old evaporative coolers and the utility connections to the new units.

**FLOORING REPLACEMENT****Project Index #: 2212INT4****Construction Cost \$11,760**

The floor coverings throughout this building are in generally poor condition and have reached the end of their serviceable lives. This project would provide funding to completely remove the existing flooring and replace with durable sheet vinyl.

**HEATER REPLACEMENT****Project Index #: 2212HVA1****Construction Cost \$12,000**

The heating system was installed in 1995. It consists of propane gas-fired furnaces. The system is not energy efficient and has reached the end of its expected and useful life. This project would provide for the installation of new heating systems and cleaning of the existing duct work and grilles. The new systems shall be designed to significantly reduce electrical and propane usage in order to comply with the 2012 IECC and ASHRAE 90.1 and to reduce utility costs. This project includes the removal and disposal of the existing heating units and all required connections to the utilities.

**LIGHTING UPGRADE****Project Index #: 2212ENR2****Construction Cost \$7,840**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

**ROOF REPLACEMENT****Project Index #: 2212EXT3****Construction Cost \$14,700**

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

**WINDOW REPLACEMENT****Project Index #: 2212ENR1****Construction Cost \$6,000**

The windows are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 4 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**WIRING CLEANUP****Project Index #: 2212ELE1****Construction Cost \$2,000**

The wiring in the housing unit is disorganized and not in proper electrical boxes. This creates a safety issue. This project would provide for organization, proper labeling and for the wiring to be placed in electrical boxes per NEC 2011.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$19,600****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2212EXT2****Construction Cost \$9,800**

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 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 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES****Project Index #: 2212INT3****Construction Cost \$9,800**

The interior finishes are in fair 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 4-5 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.

**BUILDING INFORMATION:**

|                                   |                           |                                 |                         |
|-----------------------------------|---------------------------|---------------------------------|-------------------------|
| <b>Gross Area (square feet):</b>  | <b>980</b>                | <b>IBC Occupancy Type 1:</b>    | <b>100 % I-3</b>        |
| <b>Year Constructed:</b>          | <b>1995</b>               | <b>IBC Occupancy Type 2:</b>    | <b>%</b>                |
| <b>Exterior Finish 1:</b>         | <b>100 % Metal Siding</b> | <b>Construction Type:</b>       | <b>Modular Building</b> |
| <b>Exterior Finish 2:</b>         | <b>%</b>                  | <b>IBC Construction Type:</b>   | <b>V-B</b>              |
| <b>Number of Levels (Floors):</b> | <b>1</b>                  | <b>Basement?</b>                | <b>No</b>               |
|                                   |                           | <b>Percent Fire Suppressed:</b> | <b>0 %</b>              |

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                          |                  |  |                 |
|--------------------------|------------------|--|-----------------|
| <b>Priority Class 1:</b> | <b>\$34,290</b>  | <b>Project Construction Cost per Square Foot:</b>    | <b>\$133.87</b> |
| <b>Priority Class 2:</b> | <b>\$77,300</b>  | <b>Total Facility Replacement Construction Cost:</b> | <b>\$98,000</b> |
| <b>Priority Class 3:</b> | <b>\$19,600</b>  | <b>Facility Replacement Cost per Square Foot:</b>    | <b>\$100</b>    |
| <b>Grand Total:</b>      | <b>\$131,190</b> | <b>FCNI:</b>   | <b>134%</b>     |

**PREFERRED HOUSING UNIT D**

SPWD Facility Condition Analysis - 2211

Survey Date: 3/2/2017

**PREFERRED HOUSING UNIT D  
BUILDING REPORT**

The Preferred Housing Unit D is a single-story modular building on a concrete pier foundation. The building has dormitory style sleeping quarters and restrooms and has a roof mounted evaporative cooler and a propane fired forced air heating unit for heating and cooling.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$34,540****Currently Critical****Immediate to Two Years****EXIT SIGN AND EGRESS LIGHTING UPGRADE****Project Index #: 2211SFT2****Construction Cost \$4,900**

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 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**EXTERIOR LANDING UPGRADES****Project Index #: 2211SFT1****Construction Cost \$10,000**

Chapter 10 of the 2012 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.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**FIRE ALARM SYSTEM INSTALLATION****Project Index #: 2211SFT3****Construction Cost \$3,920**

This building is lacking fire detection and an alarm system. It is recommended that fire detection and an alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2009 Section 7 and the 2012 International Fire Code.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**FIRE SUPPRESSION SYSTEM INSTALLATION****Project Index #: 2211SFT4****Construction Cost \$13,720**

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next remodel or addition. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**Project Index #: 2211SFT5**  
**Construction Cost \$2,000**

#### **FLUE REPAIRS**

The flue vent in the building does not comply with UMC 2012 chapter 8, chimneys and vents. The flue vent was installed with an improper flue and per section 804 direct vent terminations vent terminals for direct vented appliances shall be installed in accordance with the manufacturer's installation instructions. The flue vent is too close to combustibles, does not have the proper clearances and has a potential to leak CO. It is recommended that the furnace flue vent be replaced immediately. Replacements shall meet the manufacturer's specifications and UMC 2012. The flue vents should be installed by a licensed contractor. This project would provide funds to replace the flue vent in the building.

#### **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$79,050**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 2211HVA2**  
**Construction Cost \$8,000**

#### **EVAPORATIVE COOLER REPLACEMENT**

There are two evaporative coolers mounted on the roof of the housing unit. They are severely scaled and have reached the end of their serviceable life. This project would provide for two new evaporative coolers to be installed, and includes the removal and disposal of the old evaporative coolers and utility connections to the new units.

**Project Index #: 2211INT4**  
**Construction Cost \$11,760**

#### **FLOORING REPLACEMENT**

The floor coverings throughout this building are in generally poor condition and have reached the end of their serviceable lives. This project would provide funding to completely remove the existing flooring and replace with durable sheet vinyl.

**Project Index #: 2211HVA1**  
**Construction Cost \$12,000**

#### **HEATER REPLACEMENT**

The heating system was installed in 1995. It consists of propane gas-fired furnaces. The system is not energy efficient and has reached the end of its expected and useful life. This project would provide for the installation of a new heating system and the cleaning of the existing duct work and grilles. The new system shall be designed to significantly reduce electrical and propane usage in order to comply with the 2012 IECC and ASHRAE 90.1 and to reduce utility costs. This project includes the removal and disposal of the existing heating units and all required connections to utilities.

**Project Index #: 2211ENR2**  
**Construction Cost \$7,840**

#### **LIGHTING UPGRADE**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

**Project Index #: 2211INT2**  
**Construction Cost \$15,000**

#### **RESTROOM REMODEL**

The restroom in the building is dated and in overall poor condition. The finishes, fixtures, cabinets, toilets, showers and exhaust fans are showing signs of wear and deterioration. This project would provide for a complete remodel of the restroom. The removal and disposal of the existing fixtures and finishes is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**Project Index #: 2211EXT3**  
**Construction Cost \$14,700**

#### **ROOF REPLACEMENT**

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

**Project Index #: 2211PLM1**  
**Construction Cost \$1,750**

## **WATER HEATER REPLACEMENT**

There is a 50 gallon propane-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new propane-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

**Project Index #: 2211ENR1**  
**Construction Cost \$6,000**

## **WINDOW REPLACEMENT**

The windows are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 4 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**Project Index #: 2211ELE1**  
**Construction Cost \$2,000**

## **WIRING CLEANUP**

The wiring in the housing unit is disorganized and not in proper electrical boxes. This creates a safety issue. This project would provide for organization, proper labeling and for the wiring to be placed in electrical boxes per NEC 2011.

## **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$19,600**

### **Long-Term Needs**

### **Four to Ten Years**

**Project Index #: 2211EXT2**  
**Construction Cost \$9,800**

## **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 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.

**Project Index #: 2211INT3**  
**Construction Cost \$9,800**

## **INTERIOR FINISHES**

The interior finishes are in fair 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 4-5 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.

## **BUILDING INFORMATION:**

|  |  |
|--|--|
| <b>Gross Area (square feet): 980</b>         | <b>IBC Occupancy Type 1: 100 % I-3</b>     |
| <b>Year Constructed: 1995</b>                | <b>IBC Occupancy Type 2: %</b>             |
| <b>Exterior Finish 1: 100 % Metal Siding</b> | <b>Construction Type: Modular Building</b> |
| <b>Exterior Finish 2: %</b>                  | <b>IBC Construction Type: V-B</b>          |
| <b>Number of Levels (Floors): 1</b>          | <b>Percent Fire Suppressed: 0 %</b>        |
| <b>Basement? No</b>                          |  |

## **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                                   |   |
|-----------------------------------|---|
| <b>Priority Class 1: \$34,540</b> | <b>Project Construction Cost per Square Foot: \$135.91</b>    |
| <b>Priority Class 2: \$79,050</b> | <b>Total Facility Replacement Construction Cost: \$98,000</b> |
| <b>Priority Class 3: \$19,600</b> | <b>Facility Replacement Cost per Square Foot: \$100</b>       |
| <b>Grand Total: \$133,190</b>     | <b>FCNI: 136%</b>   |

**HOUSING ABC/ CULINARY UNIT**

SPWD Facility Condition Analysis - 2210

Survey Date: 3/2/2017

## **HOUSING ABC/ CULINARY UNIT BUILDING REPORT**

The Housing ABC/ Culinary Unit is a wood framed structure with an asphalt composition roofing system on a concrete slab-on-grade foundation. There are three dormitory style sleeping wings each with its own restroom and shower room and a culinary, dining and visiting wing with cold storage and a loading dock. The HVAC system consists of 13 roof mounted evaporative coolers, two hot water boilers, which provide baseboard radiant heat, and an exterior ground mounted packaged unit for the culinary / dining wing. The cooking area has roof mounted exhaust fans and the exhaust hoods have an ansul system. This building also serves as the visitation unit.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$267,000****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 2210ADA3****Construction Cost \$160,000**

The building does not have accessible restrooms. The existing restrooms do not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for remodeling the restrooms per ADA regulations. 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 references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**ADA SIGNAGE****Project Index #: 2210ADA1****Construction Cost \$3,000**

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 these criteria.

This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002 and 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**ADA TABLE UPGRADE****Project Index #: 2210ADA5****Construction Cost \$4,000**

Per the USAB Section 226.1 where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall comply with 902. ICC ANSI-A117.1-2009 which says, if fixed seating is provided, a loose seat or open space for a wheelchair location must be available at those accessible tables. This project would provide funding to remove 4 of the fixed seats, which will allow access for four wheel chairs.

**Project Index #: 2210HVA3**

**Construction Cost \$100,000**

## **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.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

## **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$1,172,160**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 2210HVA4**

**Construction Cost \$5,000**

## **AIR CONDITIONER INSTALLATION**

The server room is not sufficiently cooled by the existing HVAC system. If the room is too warm, the computer equipment will prematurely age and may fail due to overheating. It is recommended to install an air conditioning system in the room to ensure that the temperature is properly regulated. This project would provide for the purchase and installation of an air conditioner and includes all required connections to existing utilities.

**Project Index #: 2210CUL1**

**Construction Cost \$150,000**

## **CULINARY EQUIPMENT REPLACEMENT**

The kitchen cooking equipment is original to the building and has reached the end of its useful life. It is recommended that the equipment be scheduled for replacement in the next 2-3 years, including ovens and hoods, grills, sinks and dishwashers. This project provides for the removal and disposal of the existing equipment and replacement with new equipment.

**Project Index #: 2210ADA4**

**Construction Cost \$2,000**

## **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.

**Project Index #: 2210ELE2**

**Construction Cost \$441,725**

## **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. In the commissary and several of the office areas, the receptacles are at their limit. It is recommended that additional capacity be provided in the main core to meet the evolving demands of the building. This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002 and 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**Project Index #: 2210PLM2**

**Construction Cost \$52,000**

## **EVAPORATIVE COOLER REPLACEMENT**

There are 13 evaporative coolers installed on the roof of this building. They are severely scaled and have reached the end of their useful and expected life. They do not have overflow drains and the excess water is damaging roof materials. This project would provide for new evaporative coolers to be installed, including all required connections to utilities. The estimate includes the removal and the disposal of the old coolers.

This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002 and 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

## **HVAC EQUIPMENT REPLACEMENT**

**Project Index #: 2210HVA5**

**Construction Cost \$30,000**

The HVAC system 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.

## **JANITORS CLOSET REPAIRS**

**Project Index #: 2210INT2**

**Construction Cost \$1,400**

The mop sink in one of the Janitors Closets is mounted adjacent to gypsum board and is showing signs of water damage. This project would provide 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.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

## **LOADING DOCK REPAIRS**

**Project Index #: 2210EXT2**

**Construction Cost \$200,000**

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 the installation of new hardware for the truck guards.

This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002 and 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

## **ROOF REPLACEMENT**

**Project Index #: 2210EXT3**

**Construction Cost \$265,035**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition shingle roof and new underlayment. This estimate includes the removal and the disposal of the old roof.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

## **WATER TREATMENT SYSTEM INSTALLATION**

**Project Index #: 2210PLM3**

**Construction Cost \$25,000**

The existing plumbing and HVAC systems are not equipped with a water treatment system. Failure to treat the water causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the purchase and installation of water softeners / treatment systems to serve all of the mechanical and plumbing 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. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost. For budgeting purposes, a \$12,000 fee is suggested.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

## **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$159,021**

### **Long-Term Needs**

### **Four to Ten Years**

## **FLOORING REPLACEMENT**

**Project Index #: 2210INT3**

**Construction Cost \$159,021**

The floor coverings throughout this building 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.



**BUILDING INFORMATION:**

|  |                                 |
|--|---------------------------------|
| Gross Area (square feet): 17,669             | IBC Occupancy Type 1: 75 % I-3  |
| Year Constructed: 1995                       | IBC Occupancy Type 2: 25 % B    |
| Exterior Finish 1: 100 % Painted Wood Siding | Construction Type: Wood Framing |
| Exterior Finish 2: %                         | IBC Construction Type: V-B      |
| Number of Levels (Floors): 1 Basement? Yes   | Percent Fire Supressed: 100 %   |

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                   |             |   |             |
|-------------------|-------------|---|-------------|
| Priority Class 1: | \$267,000   | Project Construction Cost per Square Foot:    | \$90.45     |
| Priority Class 2: | \$1,172,160 | Total Facility Replacement Construction Cost: | \$5,301,000 |
| Priority Class 3: | \$159,021   | Facility Replacement Cost per Square Foot:    | \$300       |
| Grand Total:      | \$1,598,181 | FCNI:   | 30%         |

**GARDEN SHED**

SPWD Facility Condition Analysis - 2209

Survey Date: 3/2/2017

**GARDEN SHED  
BUILDING REPORT**

The Garden Shed is a small wood framed structure with an asphalt composition roofing system on a concrete foundation. It is primarily used as storage.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$8,500****Currently Critical****Immediate to Two Years****PROPANE TANK RELOCATION****Project Index #: 2209SFT2****Construction Cost \$3,500**

There are above ground propane storage tanks stored next to the building. According to Table 3504.2.1 of the 2012 International Fire Code, flammable gases must be stored at least 5 feet away from a building of non-rated construction. This project would provide for relocating the propane storage tanks to comply with the code.

**SAFETY CABINETS****Project Index #: 2209SFT1****Construction Cost \$5,000**

The building contains many different paints, stains, and other hazardous products located on open shelves and on the floor. This does not meet OSHA standards or IFC for hazardous materials containment. This project would provide a self-closing hazardous storage container in the building and install placards on the building's exterior in accordance with OSHA 1910.106 (d) and IFC Chapter 57 Section 5704.3.2.1.3.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$3,152****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 2209EXT1****Construction Cost \$640**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project 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 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**LIGHTING UPGRADE****Project Index #: 2209ENR1****Construction Cost \$512**

The existing lighting fixtures are the older incandescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

**WIRING CLEANUP****Project Index #: 2209ELE1****Construction Cost \$2,000**

The wiring in the building is disorganized and not in proper electrical boxes. This creates a safety issue when making repairs or upgrades. This project would provide for cleanup and labeling of the wiring.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$960****Long-Term Needs****Four to Ten Years****Project Index #: 2209EXT2****ROOF REPLACEMENT****Construction Cost \$960**

The asphalt composition shingle roof on this building was in fair to poor condition at the time of the survey. It is recommended that this building be re-roofed in the next year with a new 50 year asphalt composition shingle roof and new underlayment. This estimate includes removal and disposal of the old roof.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**BUILDING INFORMATION:**

|   |  |
|---|--|
| <b>Gross Area (square feet):</b> 64                 | <b>IBC Occupancy Type 1:</b> 100 % S-2 |
| <b>Year Constructed:</b> 1987                       | <b>IBC Occupancy Type 2:</b> %         |
| <b>Exterior Finish 1:</b> 100 % Painted Wood Siding | <b>Construction Type:</b> Wood framing |
| <b>Exterior Finish 2:</b> %                         | <b>IBC Construction Type:</b> V-B      |
| <b>Number of Levels (Floors):</b> 1                 | <b>Percent Fire Supressed:</b> 0 %     |
| <b>Basement?</b> No                                 |  |

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                          |                 |  |                 |
|--------------------------|-----------------|--|-----------------|
| <b>Priority Class 1:</b> | <b>\$8,500</b>  | <b>Project Construction Cost per Square Foot:</b>    | <b>\$197.06</b> |
| <b>Priority Class 2:</b> | <b>\$3,152</b>  | <b>Total Facility Replacement Construction Cost:</b> | <b>\$3,000</b>  |
| <b>Priority Class 3:</b> | <b>\$960</b>    | <b>Facility Replacement Cost per Square Foot:</b>    | <b>\$50</b>     |
| <b>Grand Total:</b>      | <b>\$12,612</b> | <b>FCNI:</b>   | <b>420%</b>     |

**WALK-IN COOLER STORAGE**

SPWD Facility Condition Analysis - 1366

Survey Date: 3/2/2017

## **WALK-IN COOLER STORAGE BUILDING REPORT**

The Walk-In Cooler Storage is an old prefabricated walk-in cooler structure which has had a gable roof built over the top. It provides dry storage for food products.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$5,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 1366SFT1****EXTERIOR LANDING INSTALLATION****Construction Cost \$5,000**

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 2012. 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 CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$4,800****Long-Term Needs****Four to Ten Years****Project Index #: 1366EXT2****EXTERIOR FINISHES****Construction Cost \$4,800**

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 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 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:****Gross Area (square feet): 480****IBC Occupancy Type 1: 100 % S-2****Year Constructed: 1980****IBC Occupancy Type 2: %****Exterior Finish 1: 100 % Metal Panels****Construction Type: Prefabricated Walk-in Cooler &****Exterior Finish 2: %****IBC Construction Type: V-B****Number of Levels (Floors): 1****Basement? No****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:****Priority Class 1: \$0****Project Construction Cost per Square Foot: \$20.42****Priority Class 2: \$5,000****Total Facility Replacement Construction Cost: \$24,000****Priority Class 3: \$4,800****Facility Replacement Cost per Square Foot: \$50****Grand Total: \$9,800****FCNI: 41%**

**MULTI-PURPOSE/ SHOP**

SPWD Facility Condition Analysis - 1364

Survey Date: 3/2/2017

## **MULTI-PURPOSE/ SHOP BUILDING REPORT**

The Multi-Purpose/ Shop building is an insulated engineered steel building on a concrete slab-on-grade foundation. Corrections and the NDF share the use of the building. Approximately two thirds of the building is used for recreation, library and laundry, and the remaining space is a repair garage for vehicles and equipment assigned to NDF work crews. There are mezzanines on each side of the building. The building has been retrofitted with a fire sprinkler system and has a fire alarm system.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$60,500****Currently Critical****Immediate to Two Years****ADA RESTROOM REMODEL****Project Index #: 1364ADA1****Construction Cost \$15,000**

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 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002 and 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**ADA SIGNAGE****Project Index #: 1364ADA2****Construction Cost \$1,500**

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 these criteria. This project will provide for compliant ADA signage. The 2012 IBC, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards for Accessible Design were used as references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**EXIT SIGN & EGRESS LIGHTING UPGRADE****Project Index #: 1364SFT1****Construction Cost \$14,000**

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

This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002 and 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**INTERIOR STAIR HANDRAIL REPLACEMENT****Project Index #: 1364SFT4****Construction Cost \$5,000**

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 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 references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

## **OCCUPANCY SEPARATION UPGRADE**

**Project Index #: 1364SFT3**

**Construction Cost \$25,000**

The multipurpose building serves as a H-4 garage on one side (approximately 2600 s.f.) with office space and mezzanine storage above. A gymnasium, chapel, library and laundry is located on the other side. Per table 508.3.3 of the 2012 IBC, a 3 hour occupancy separation is required between the H-4 garage and the A-3 gymnasium. This will require demolition and new construction between the two portions of the building.

his project or a portion thereof was previously recommended in the FCA report dated 04/11/2002 and 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

## **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$333,900**

**Necessary - Not Yet Critical**

**Two to Four Years**

## **DRYER REPLACEMENT**

**Project Index #: 1364INT5**

**Construction Cost \$8,000**

The commercial tumbler dryer in the laundry area is original to the building and is troublesome and problematic to operate. Considering the age of the machine and the evolving needs of the facility it is recommended to replace it. This project provides for the removal and disposal of the existing tumbler dryer and would replace it with a new unit.

## **EXTERIOR DOOR REPLACEMENT**

**Project Index #: 1364EXT4**

**Construction Cost \$8,000**

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

## **EXTERIOR FINISHES**

**Project Index #: 1364EXT1**

**Construction Cost \$70,000**

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 the 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002 and 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

## **EXTERIOR LANDING INSTALLATION**

**Project Index #: 1364SFT5**

**Construction Cost \$10,000**

There are two out-swinging exterior doors on the building, which swing out over a step that does not have a landing. This does not comply with 2012 IBC Section 1008.1, which requires a proper landing and for the landing to not be more than 1/2" below the threshold. This project would provide for the installation of compliant landings.

## **EXTERIOR SIDING REPLACEMENT**

**Project Index #: 1364EXT3**

**Construction Cost \$11,900**

The corrugated metal panels covering the building are original and should be scheduled for replacement. Many of the panels are damaged from general wear and tear. This project would provide for the removal and the disposal of the existing panels and the replacement with new pre-painted metal panels. This estimate is based on 700 linear feet of 4' wide panels at \$17.00 per linear foot.

## **HEATING EQUIPMENT REPLACEMENT**

**Project Index #: 1364ENR1**

**Construction Cost \$20,000**

The existing heating system consists of a ceiling mounted propane heater (30,000 - 50,000 BTU). The heaters are inefficient and should be replaced with a propane fired heater 80% AFUE or higher units. This project would provide for disposal of the existing units and replacement with a new propane fired units including connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002 and 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**Project Index #: 1364INT1**  
**Construction Cost \$70,000**

#### **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 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 04/11/2002 and 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**Project Index #: 1364ENR2**  
**Construction Cost \$56,000**

#### **LIGHTING UPGRADE**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

**Project Index #: 1364EXT2**  
**Construction Cost \$6,000**

#### **OVERHEAD DOOR REPLACEMENT**

There is a 16'x14' 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.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**Project Index #: 1364INT2**  
**Construction Cost \$56,000**

#### **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.

This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002 and 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**Project Index #: 1364INT4**  
**Construction Cost \$18,000**

#### **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.

#### **BUILDING INFORMATION:**

|  |   |
|--|---|
| <b>Gross Area (square feet): 7,000</b>           | <b>IBC Occupancy Type 1: 50 % A-3</b>               |
| <b>Year Constructed: 1987</b>                    | <b>IBC Occupancy Type 2: 50 % H-4</b>               |
| <b>Exterior Finish 1: 100 % Metal Siding</b>     | <b>Construction Type: Engineered Steel Building</b> |
| <b>Exterior Finish 2: %</b>                      | <b>IBC Construction Type: V-B</b>                   |
| <b>Number of Levels (Floors): 2 Basement? No</b> | <b>Percent Fire Suppressed: 100 %</b>               |

#### **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                                    |  |
|------------------------------------|--|
| <b>Priority Class 1: \$60,500</b>  | <b>Project Construction Cost per Square Foot: \$56.34</b>        |
| <b>Priority Class 2: \$333,900</b> | <b>Total Facility Replacement Construction Cost: \$1,050,000</b> |
| <b>Priority Class 3: \$0</b>       | <b>Facility Replacement Cost per Square Foot: \$150</b>          |
| <b>Grand Total: \$394,400</b>      | <b>FCNI: 38%</b>   |

**MAINTENANCE SHOP**

SPWD Facility Condition Analysis - 1355

Survey Date: 3/2/2017

**MAINTENANCE SHOP  
BUILDING REPORT**

The Maintenance Shop is a wood framed and engineered steel structure with an asphalt composition roofing system on a concrete slab-on-grade foundation. The engineered steel portion formerly was the well and pump house which is no longer in use and was converted to storage and maintenance of camp activities.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$5,000**  
**Currently Critical** **Immediate to Two Years**

**SAFETY CABINETS**

**Project Index #: 1355SFT1**  
**Construction Cost \$5,000**

The building contains many different paints, stains, and other hazardous products located on open shelves and on the floor. This does not meet OSHA standards or IFC for hazardous materials containment. This project would provide a self-closing hazardous storage container in the building and install placards on the building exterior in accordance with OSHA 1910.106 (d) and IFC Chapter 57 Section 5704.3.2.1.3.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$23,760**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR FINISHES**

**Project Index #: 1355EXT1**  
**Construction Cost \$7,200**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project 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 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**LIGHTING UPGRADE**

**Project Index #: 1355ENR1**  
**Construction Cost \$5,760**

The existing lighting fixtures are the older High Pressure Sodium, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

**ROOF REPLACEMENT**

**Project Index #: 1355EXT2**  
**Construction Cost \$10,800**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition shingle roof and new underlayment. This estimate includes the removal and the disposal of the old roof.



**BUILDING INFORMATION:**

|                            |                          |                         |              |
|----------------------------|--------------------------|-------------------------|--------------|
| Gross Area (square feet):  | 720                      | IBC Occupancy Type 1:   | 100 % S-1    |
| Year Constructed:          | 1980                     | IBC Occupancy Type 2:   | %            |
| Exterior Finish 1:         | 50 % Painted Wood Siding | Construction Type:      | Wood framing |
| Exterior Finish 2:         | 50 % Metal Siding        | IBC Construction Type:  | V-B          |
| Number of Levels (Floors): | 1                        | Percent Fire Supressed: | 0 %          |
| Basement?                  | No                       |                         |              |

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

|                   |          |   |          |
|-------------------|----------|---|----------|
| Priority Class 1: | \$5,000  | Project Construction Cost per Square Foot:    | \$39.94  |
| Priority Class 2: | \$23,760 | Total Facility Replacement Construction Cost: | \$18,000 |
| Priority Class 3: | \$0      | Facility Replacement Cost per Square Foot:    | \$25     |
| Grand Total:      | \$28,760 | FCNI:   | 160%     |

**PIOCHE CONSERVATION CAMP NDF OFFICE**

SPWD Facility Condition Analysis - 0863

Survey Date: 3/2/2017

**PIOCHE CONSERVATION CAMP NDF OFFICE  
BUILDING REPORT**

The Pioche Conservation Camp NDF Office is an insulated engineered structure with a corrugated metal roof and a concrete slab-on-grade foundation. There are two offices, a restroom and utility room, a training room, day room and a warehouse area that is used for weight training and classroom activities. The HVAC system consists of three evaporative coolers, a space heater and a ceiling mounted heater in the warehouse.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$57,500****Currently Critical****Immediate to Two Years****ADA PARKING AND PATH OF TRAVEL****Project Index #: 0863ADA3****Construction Cost \$15,000**

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 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 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.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**ADA RESTROOM UPGRADE****Project Index #: 0863ADA1****Construction Cost \$15,000**

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 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 references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

**ADA SIGNAGE****Project Index #: 0863ADA2****Construction Cost \$2,500**

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 these 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 references for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

## **BREAK ROOM REMODEL**

**Project Index #: 0863ENV1**

**Construction Cost \$15,000**

The kitchenette and associated cabinets in the employee 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.

This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002 and 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

## **EXTERIOR LANDING UPGRADE**

**Project Index #: 0863SFT4**

**Construction Cost \$10,000**

There are two out-swinging exterior doors which swing out over a step and do not have a landing that comply with IBC 2012. IBC Section 1008 requires that landings not be more than 1/2" below the threshold. This project would provide for the installation of two compliant landings for the doors.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

## **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$152,700**

**Necessary - Not Yet Critical**

**Two to Four Years**

## **EXTERIOR FINISHES**

**Project Index #: 0863EXT1**

**Construction Cost \$24,000**

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 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 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 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

## **HVAC EQUIPMENT REPLACEMENT**

**Project Index #: 0863ENR2**

**Construction Cost \$25,000**

The existing HVAC equipment consists of isolated evaporative coolers and space heaters. They do not condition the spaces adequately, are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of a gas-fired packaged unit and ducting to upgrade the existing system. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002 and 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

## **INTERIOR FINISHES**

**Project Index #: 0863INT2**

**Construction Cost \$24,000**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002 and 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

## **LIGHTING UPGRADE**

**Project Index #: 0863ENR3**

**Construction Cost \$19,200**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts, are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

## OVERHEAD DOOR REPLACEMENT

**Project Index #: 0863EXT4**

**Construction Cost \$7,000**

There is a 10'x12' 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.

## ROOF REPLACEMENT

**Project Index #: 0863EXT2**

**Construction Cost \$36,000**

The corrugated metal roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a standing seam metal roofing system. This estimate includes the removal and the disposal of the old roof.

## WATER HEATER REPLACEMENT

**Project Index #: 0863PLM1**

**Construction Cost \$1,500**

There is a 20 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 to replace water heater with an on-demand propane-fired water heater. 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 04/11/2002 and 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

## WINDOW REPLACEMENT

**Project Index #: 0863ENR1**

**Construction Cost \$16,000**

The windows are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 8 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/22/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/02/2017.

## BUILDING INFORMATION:

|   |   |
|---|---|
| <b>Gross Area (square feet):</b> 2,400                  | <b>IBC Occupancy Type 1:</b> 100 % B                |
| <b>Year Constructed:</b> 1987                           | <b>IBC Occupancy Type 2:</b> %                      |
| <b>Exterior Finish 1:</b> 100 % Metal Siding            | <b>Construction Type:</b> Engineered Steel Building |
| <b>Exterior Finish 2:</b> %                             | <b>IBC Construction Type:</b> V-N                   |
| <b>Number of Levels (Floors):</b> 1 <b>Basement?</b> No | <b>Percent Fire Supressed:</b> 0 %                  |

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

|                                    |  |
|------------------------------------|--|
| <b>Priority Class 1:</b> \$57,500  | <b>Project Construction Cost per Square Foot:</b> \$87.58      |
| <b>Priority Class 2:</b> \$152,700 | <b>Total Facility Replacement Construction Cost:</b> \$360,000 |
| <b>Priority Class 3:</b> \$0       | <b>Facility Replacement Cost per Square Foot:</b> \$150        |
| <b>Grand Total:</b> \$210,200      | <b>FCNI:</b> 58%   |

## NOTES:

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.128 by the State Public Works Division and should be utilized as a planning level document.

## REPORT DEVELOPMENT:

State Public Works Division  
Facilities Condition Analysis

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

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



Pioche Conservation Camp Site - Site #9949  
Description: Exterior Lighting Replacement.



Pioche Conservation Camp Site - Site #9949  
Description: Staff and Public Entrance Communication Station.





Water Tower Storage - Building #3086  
Description: Exterior of the structure.



Preferred Housing Unit E - Building #2212  
Description: Exterior Landing Required.



Preferred Housing Unit E - Building #2212  
Description: Complete ADA Retrofit.



Preferred Housing Unit D - Building #2211  
Description: Roof Replacement.



Preferred Housing Unit D - Building #2211  
Description: Evaporative Cooler & Window Replacement.



Housing A B C / Culinary Unit - Building #2210  
Description: Interior View of the Culinary Area.





Housing A B C / Culinary Unit - Building #2210  
Description: ADA Restroom Upgrade.



Housing A B C / Culinary Unit - Building #2210  
Description: Hot Water Boiler Replacement.



Housing A B C / Culinary Unit - Building #2210  
Description: Roof Replacement.



Garden Shed - Building #2209  
Description: Exterior of the building.





Walk-In Cooler Storage - Building #1366  
Description: Exterior Landing Installation.



Multi-purpose / Shop - Building #1364  
Description: ADA Restroom Upgrade.



Multi-purpose / Shop - Building #1364  
Description: Interior Stair Handrail Replacement.



Multi-purpose / Shop - Building #1364  
Description: Interior of Classroom Space.





Multi-purpose / Shop - Building #1364  
Description: VCT Floor Replacement.



Maintenance Shop - Building #1355  
Description: Exterior of the Building.



PCC NDF Office - Building #0863  
Description: Exterior of the Office Entrance.



PCC NDF Office - Building #0863  
Description: Non-ADA Compliant Restroom.



PCC NDF Office - Building #0863  
Description: Interior of the NDF Office.



PCC NDF Office - Building #0863  
Description: Exterior Landing Upgrade.