



DEPT OF CORRECTIONS

## STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION  
STATE PUBLIC WORKS DIVISION  
FACILITY CONDITION ASSESSMENT

## PROPERTY PORTFOLIO REVIEW FACILITY INSIGHTS

SOUTH REGION  
INDIAN SPRINGS CORRECTIONAL CENTER COMPLEX  
9952 - HIGH DESERT STATE PRISON SITE  
22010 COLD CREEK RD  
INDIAN SPRINGS, NV 89018-  
CLARK COUNTY

SURVEY DATE: 01/22/2025



## TABLE OF CONTENTS

INTRODUCTION .....	5
KEY FINDINGS .....	6
OVERALL RECOMMENDATIONS .....	6
OVERALL SITE CONDITION .....	6
SITE UTILITIES AND INFRASTRUCTURE .....	7
SAFETY, COMPLIANCE AND ACCESSIBILITY.....	7
ENVIRONMENTAL LANDSCAPING CONCERNS .....	7
PROPERTY MAP, 22010 COLD CREEK RD, INDIAN SPRINGS .....	8
PROPERTY MAP, 22010 COLD CREEK RD, INDIAN SPRINGS .....	9
PROPERTY MAP, 22010 COLD CREEK RD, INDIAN SPRINGS .....	10
PROPERTY MAP, 22010 COLD CREEK RD, INDIAN SPRINGS .....	11
PROPERTY SNAPSHOT, HIGH DESERT STATE PRISON SITE.....	12
FACILITY DETAILS, HOUSING UNIT #1.....	13
FACILITY DETAILS, HOUSING UNIT #2 .....	14
FACILITY DETAILS, HOUSING UNIT #4 .....	15
FACILITY DETAILS, HOUSING UNIT #3 .....	16
FACILITY DETAILS, INFIRMARY/ INTAKE .....	17
FACILITY DETAILS, INMATE SERVICES/ CULINARY/ DINING .....	18
FACILITY DETAILS, PROGRAM SERVICES/ EDUCATION .....	19
FACILITY DETAILS, VISITATION.....	20
FACILITY DETAILS, ADMINISTRATION .....	21
FACILITY DETAILS, GATEHOUSE.....	22

FACILITY DETAILS, SALLYPORT .....	23
FACILITY DETAILS, MAINTENANCE/ CENTRAL PLANT .....	24
FACILITY DETAILS, ARMORY/ EMERGENCY RESPONSE.....	25
FACILITY DETAILS, SECURITY/ ADMINISTRATION .....	26
FACILITY DETAILS, TOWER #1.....	27
FACILITY DETAILS, TOWER #2 .....	28
FACILITY DETAILS, TOWER #3 .....	29
FACILITY DETAILS, TOWER #5 .....	30
FACILITY DETAILS, TOWER #6 .....	31
FACILITY DETAILS, HOUSING UNIT #8 .....	32
FACILITY DETAILS, HOUSING UNIT #7 .....	33
FACILITY DETAILS, HOUSING UNIT #6 .....	34
FACILITY DETAILS, HOUSING UNIT #5 .....	35
FACILITY DETAILS, YARD TOWER .....	36
FACILITY DETAILS, TOWER #4 .....	37
FACILITY DETAILS, WAREHOUSE/ MOTOR POOL .....	38
FACILITY DETAILS, STORAGE BUILDING .....	39
FACILITY DETAILS, GYMNASIUM .....	40
FACILITY DETAILS, PRISON INDUSTRIES.....	41
FACILITY DETAILS, HOUSING UNIT #9 .....	42
FACILITY DETAILS, HOUSING UNIT #12 .....	43
FACILITY DETAILS, HOUSING UNIT #10 .....	44

FACILITY DETAILS, HOUSING UNIT #11 .....	45
FACILITY DETAILS, HDSP WATER TANK #2 .....	46
FACILITY DETAILS, HDSP WATER TANK #3 .....	47
FACILITY DETAILS, HDSP WATER TANK #4 .....	48
FACILITY DETAILS, HDSP WATER TANK #5 .....	49
FACILITY DETAILS, HAZMAT BUILDING .....	50
FACILITY DETAILS, PUMP HOUSE #2 .....	51
FACILITY DETAILS, PUMP HOUSE #3 .....	52
APPENDIX A - FACILITY CONDITION INDEX (FCI) .....	53
APPENDIX B – SUPPLEMENTARY PHOTOGRAPHIC RECORD .....	54
BUILDING SYSTEMS .....	54
EXTERIOR .....	55
INTERIOR .....	56
APPENDIX C – REPORT DISTRIBUTION .....	57
DIVISIONAL CONTACTS .....	57
STATEWIDE CONTACTS CC'D .....	57
APPENDIX D - FCA RESOURCES .....	58
APPENDIX E – REVISION HISTORY .....	59

*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 **Facility Insights** report serves as the foundation of the **Property Portfolio Review**, evaluating the property and its facilities. The Project Addendum, part two, builds on this foundation by detailing specific projects and their preliminary cost estimates, excluding soft costs (e.g., consultant fees, permits, furnishings).

This report emphasizes the **Facility Condition Index (FCI)**, (see Appendix A), a critical metric used to assess the overall health, functionality, and maintenance priorities of each facility. The observations and data in this report are based on a visual assessment conducted at the time of the review and reflect the conditions observed.

The data in this report was gathered through the following methods:

- **Research:** Historical data of past repairs and improvements. Current trends in energy enhancements.
- **Document Review:** Examination of building plans, maintenance logs, and previous reports.
- **Interviews:** Consultations with key stakeholders to gather insights.
- **Site Visit:** Visual and photographic inspection of the site and facilities. Inspections include review of building systems such as fire alarm, electrical and HVAC systems as well as interior and exterior finishes, roofing systems, paving and landscape.

 **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.

## KEY FINDINGS

### OVERALL RECOMMENDATIONS

*The following recommendations address the primary concerns identified during the assessment and prioritize actions for the site and building.*

- **Property:** The overall condition of the site is classified as **POOR** derived from the average FCI of its buildings. The buildings are generally in good condition; however the building systems are aging and need refurbishment or replacement.

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### OVERALL SITE CONDITION

- **Infrastructure:** Requires improvement, underground chilled and hot water piping needs replacement. Paved areas, including parking lots and walkways are in fair conditions.
- **Findings:** Issues were identified that will require improvement:
  - Lack of Guard Rails on Culinary Roof & Roof Access on Housing Units: Recommend engaging Consultant to design cost effective guard system.
  - Extended Fire Suppression Impairments: Due to inmate vandalism, fire suppression systems in buildings housing inmates have had extended impairments. To quickly respond to these impairments, it is recommended to create an open Purchase Order with an approved contractor to respond as needed to replace damaged tamper resistant heads.
  - Maintenance and repairs are especially challenging in the correctional environment due to vandalism, limited funding, resources and personnel. Increasing maintenance budgets has a dual benefit: 1) to equip the maintenance staff with adequate resources to maintain and repair building systems and 2) reduction in capital funding requests by extending the life of operating equipment due to a preventive maintenance program.
  - Check valves and Backflow Prevention Failures: During the site survey, two check valves were noted flowing water; one had a substantial flow estimated at 20 - 25 gallons per minute. This significantly adds to the wastewater discharge and unnecessary demand on the water supply system. Proper maintenance and inspections are needed.
  - Steam Leaks: Multiple steam leaks were noted overhead in the Laundry as well as 3 operable clothes dryers had significant blow off to get steam to the dryers...this is a very large, wasted energy demand probably due to plugged heat exchangers in the dryers. Replacement of the clothes dryers and proper maintenance is needed.

- **Roof wells on Culinary building.** While not a recommended project, consideration to eliminate the 3 roof wells is recommended. A reason for the roof wells could not be determined and the elimination of them would benefit in 3 ways: 1) remove a fall hazard along the path of travel to the Gun Post, 2) simplify equipment maintenance – ladder access is required to maintain exhaust fans & 3) simplify re-roofing. Demolition of the existing roof in the wells and elevating them to the plane of the existing roof is highly recommended.

## SITE UTILITIES AND INFRASTRUCTURE

- **Water Supply and Plumbing:** Adequate, no issues raised during survey.
- **Electrical Systems:** Modern, Arc Fault and Breaker Coordination Study needed.
- **Stormwater Drainage:** Efficient, concrete gutters and swales in place.

## SAFETY, COMPLIANCE AND ACCESSIBILITY

- **Accessibility:** The site is generally compliant with current ADA and safety standards.
- **Fire Safety:** Multiple impairments in buildings housing inmates due to inmate vandalism. A timely response from maintenance to remove the impairment is needed.

## ENVIRONMENTAL LANDSCAPING CONCERNS

**Landscaping and Green Space Management:** The condition of the landscaping and green spaces indicates that they are in good condition and well maintained. Due to the windy conditions at the site, scattered litter is prevalent.

SITE IS:

OWNED

OCCUPIED

28 BUILDINGS



## INDIAN SPRINGS CORRECTIONAL CENTER COMPLEX

B#	NAME	STATUS	RIGHTS
2086	HOUSING UNIT #1	OCCUPIED	OWNED
2087	HOUSING UNIT #2	OCCUPIED	OWNED
2088	HOUSING UNIT #4	OCCUPIED	OWNED
2089	HOUSING UNIT #3	OCCUPIED	OWNED
2090	INFIRMARY/ INTAKE	OCCUPIED	OWNED
2091	INMATE SERVICES/ CULINARY/ DINING	OCCUPIED	OWNED
2092	PROGRAM SERVICES/ EDUCATION	OCCUPIED	OWNED
2093	VISITATION	OCCUPIED	OWNED
2096	SALLYPORT	OCCUPIED	OWNED
2097	MAINTENANCE/ CENTRAL PLANT	OCCUPIED	OWNED
2101	TOWER #2	OCCUPIED	OWNED
2102	TOWER #3	OCCUPIED	OWNED
2103	TOWER #5	OCCUPIED	OWNED
2172	HOUSING UNIT #8	OCCUPIED	OWNED
2173	HOUSING UNIT #7	OCCUPIED	OWNED
2174	HOUSING UNIT #6	OCCUPIED	OWNED
2175	HOUSING UNIT #5	OCCUPIED	OWNED
2176	YARD TOWER	OCCUPIED	OWNED
2177	TOWER #4	OCCUPIED	OWNED
2178	WAREHOUSE/ MOTOR POOL	OCCUPIED	OWNED
2505	STORAGE BUILDING	VACANT	OWNED
2506	GYMNASIUM	OCCUPIED	OWNED
2507	PRISON INDUSTRIES	OCCUPIED	OWNED
2945	HOUSING UNIT #9	OCCUPIED	OWNED
2946	HOUSING UNIT #12	OCCUPIED	OWNED
2947	HOUSING UNIT #10	OCCUPIED	OWNED
2948	HOUSING UNIT #11	OCCUPIED	OWNED
3774	HAZMAT BUILDING	OCCUPIED	OWNED



## PROPERTY MAP, 22010 COLD CREEK RD, INDIAN SPRINGS

SITE IS:

OWNED

OCCUPIED

6 BUILDINGS



B#	NAME	STATUS	RIGHTS
2094	ADMINISTRATION	OCCUPIED	OWNED
2095	GATEHOUSE	OCCUPIED	OWNED
2098	ARMORY/ EMERGENCY RESPONSE	OCCUPIED	OWNED
2099	SECURITY/ ADMINISTRATION	OCCUPIED	OWNED
2100	TOWER #1	OCCUPIED	OWNED
2104	TOWER #6	OCCUPIED	OWNED

INDIAN SPRINGS CORRECTIONAL CENTER COMPLEX

## PROPERTY MAP, 22010 COLD CREEK RD, INDIAN SPRINGS

SITE IS:

OWNED

OCCUPIED

2 BUILDINGS



B#	NAME	STATUS	RIGHTS
3224	HDSP WATER TANK #3	OCCUPIED	OWNED
3225	HDSP WATER TANK #4	OCCUPIED	OWNED

INDIAN SPRINGS CORRECTIONAL CENTER COMPLEX

PROPERTY MAP, 22010 COLD CREEK RD, INDIAN SPRINGS

SITE IS: OWNED OCCUPIED

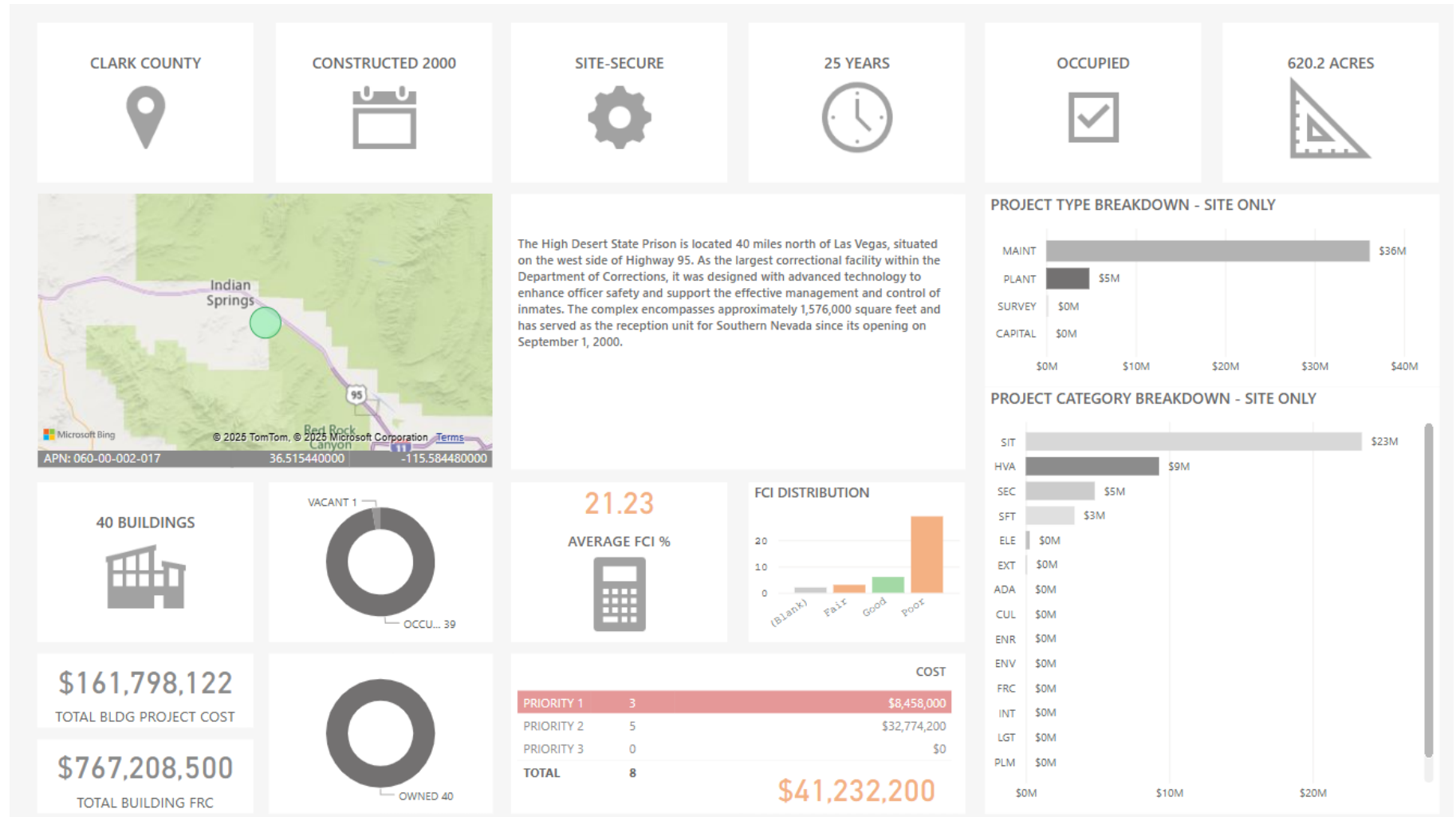
4 BUILDINGS



B#	NAME	STATUS	RIGHTS
3223	HDSP WATER TANK #2	OCCUPIED	OWNED
3227	HDSP WATER TANK #5	OCCUPIED	OWNED
3776	PUMP HOUSE #2	OCCUPIED	OWNED
3803	PUMP HOUSE #3	OCCUPIED	OWNED

INDIAN SPRINGS CORRECTIONAL CENTER COMPLEX

## PROPERTY SNAPSHOT, HIGH DESERT STATE PRISON SITE





# FACILITY DETAILS, HOUSING UNIT #1

YEAR BUILT 2000  
CONSTRUCTED 2000



INSTITUTIONAL



25 YEARS



OCCUPIED



44,500 SF



FCI %

20.70



The Housing Unit #1 is situated along the west/ north secured side of High Desert State Prison. The building is constructed of tilt-up concrete walls, concrete floors at lower and upper levels, a concrete slab-on-grade foundation, prefabricated steel frame trusses, metal decking and has a single-ply membrane roof. The building is used to house inmates at the prison.



## CODE COMPLIANCE SUMMARY

CODE YR: 1994  
CONS TYPE: TYPE: II-FR Non-combustible (Protected)  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

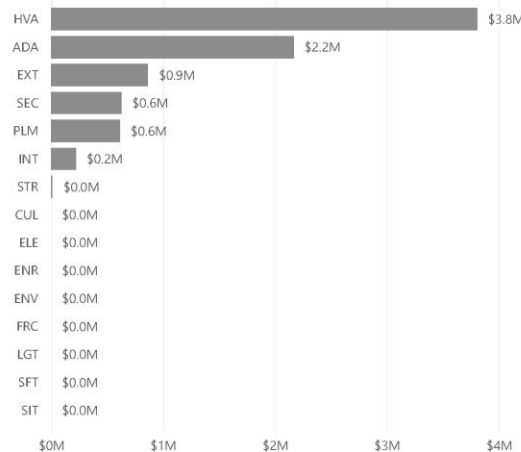
## 2086 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: TILT-UP – 100% CONCRETE  
SEISMIC: REINFORCED  
ROOF: FLAT – 50% MEMBRANE  
SEISMIC: N/A  
FLAT – 50% STEEL  
SEISMIC: REINFORCED  
EXTERIOR: -  
FLRS: 2  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

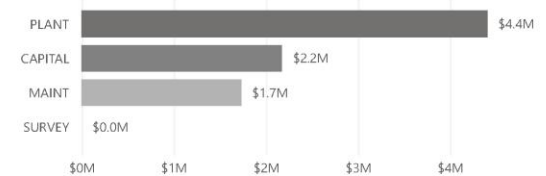
**\$40,147,000**

REPLACEMENT COST

## PROJECT CATEGORY BREAKDOWN - BUILDING



## PROJECT TYPE BREAKDOWN - BY BUILDING



## TOTAL COST BY PRIORITY

		COST
PRIORITY 1	3	\$2,189,500
PRIORITY 2	5	\$5,675,100
PRIORITY 3	2	\$445,000
<b>TOTAL</b>	<b>10</b>	<b>\$8,309,600</b>

**\$8,309,600**

## FACILITY DETAILS, HOUSING UNIT #2

YEAR BUILT 2000  
CONSTRUCTED 2000



INSTITUTIONAL



25 YEARS



OCCUPIED



44,500 SF



FCI %

20.66



The Housing Unit #2 is located along the west/north secured side of High Desert State Prison. It serves as an inmate housing facility and is designed to provide a secure and functional environment for its occupants.



### CODE COMPLIANCE SUMMARY

CODE YR: 1994  
CONS TYPE: TYPE: II-FR Non-combustible (Protected)  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

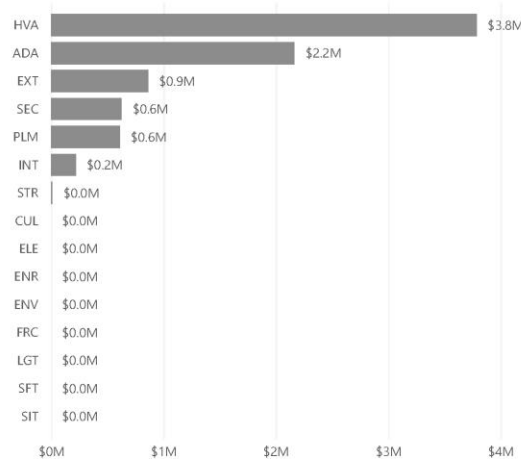
### 2087 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: TILT-UP - 100% CONCRETE  
SEISMIC: REINFORCED  
ROOF: FLAT - 50% STEEL  
SEISMIC: REINFORCED  
FLAT - 50% MEMBRANE  
SEISMIC: N/A  
EXTERIOR: -  
FLRS: 2  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

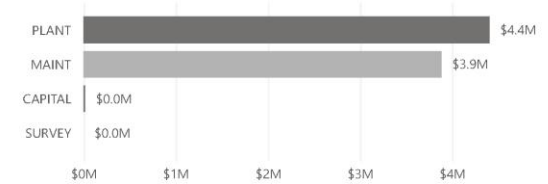
**\$40,147,000**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	2	\$2,174,500
PRIORITY 2	5	\$5,675,000
PRIORITY 3	2	\$445,000
<b>TOTAL</b>	<b>9</b>	<b>\$8,294,500</b>

**\$8,294,500**

## FACILITY DETAILS, HOUSING UNIT #4

YEAR BUILT 2000  
CONSTRUCTED 2000

INSTITUTIONAL



25 YEARS



OCCUPIED



44,500 SF



FCI %

20.66



The Housing Unit #4 is located along the southeast secured side of High Desert State Prison. It serves as an inmate housing facility and is designed to provide a secure and functional environment for its occupants.



## CODE COMPLIANCE SUMMARY

CODE YR: 1994

CONS TYPE: TYPE: II-FR Non-combustible (Protected)

OCC: 100% - I-3

Prisons, reformatories

FIRE: 100% suppressed

## 2088 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCEDFRAME: TILT-UP - 100% CONCRETE  
SEISMIC: REINFORCEDROOF: FLAT - 50% MEMBRANE  
SEISMIC: N/AFLAT - 50% STEEL  
SEISMIC: REINFORCED

EXTERIOR: -

FLRS: 2

BSMT: -

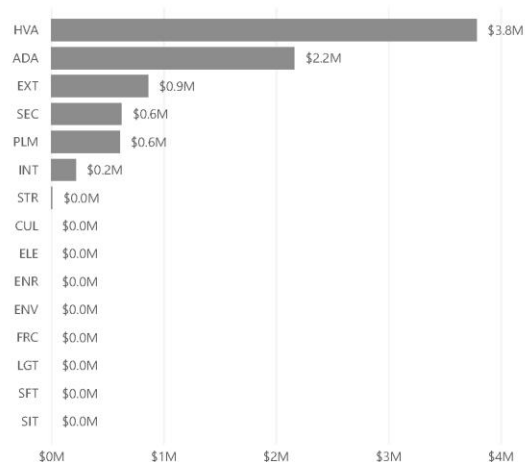
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

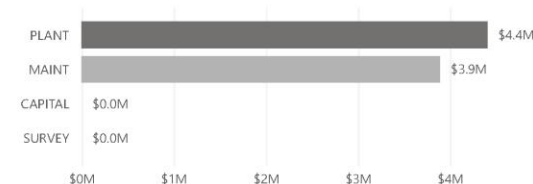
\$40,147,000

REPLACEMENT COST

## PROJECT CATEGORY BREAKDOWN - BUILDING



## PROJECT TYPE BREAKDOWN - BY BUILDING



## TOTAL COST BY PRIORITY

		COST
PRIORITY 1	2	\$2,174,500
PRIORITY 2	5	\$5,675,000
PRIORITY 3	2	\$445,000
<b>TOTAL</b>	<b>9</b>	<b>\$8,294,500</b>

\$8,294,500

## FACILITY DETAILS, HOUSING UNIT #3

YEAR BUILT 2000  
CONSTRUCTED 2000



INSTITUTIONAL



25 YEARS



OCCUPIED



44,500 SF



FCI %

20.31



The Housing Unit #3 is located along the southeast secured side of High Desert State Prison. It serves as an inmate housing facility and is designed to provide a secure and functional environment for its occupants.



### CODE COMPLIANCE SUMMARY

CODE YR: 1994  
CONS TYPE: TYPE: II-FR Non-combustible (Protected)  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

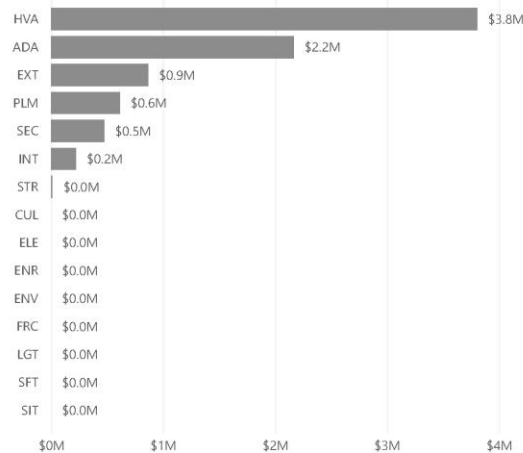
### 2089 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: TILT-UP - 100% CONCRETE  
SEISMIC: REINFORCED  
ROOF: FLAT - 50% MEMBRANE  
SEISMIC: N/A  
FLAT - 50% STEEL  
SEISMIC: REINFORCED  
EXTERIOR: -  
FLRS: 2  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

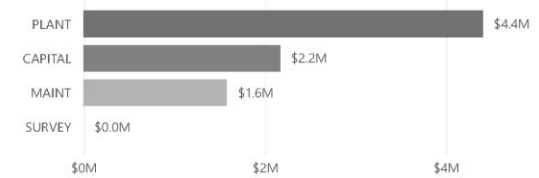
**\$40,147,000**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	3	\$2,185,000
PRIORITY 2	4	\$5,521,300
PRIORITY 3	2	\$447,500
<b>TOTAL</b>	<b>9</b>	<b>\$8,153,800</b>

**\$8,153,800**



## FACILITY DETAILS, INFIRMARY/ INTAKE

YEAR BUILT 2000  
CONSTRUCTED 2000



HOSPITAL



25 YEARS



OCCUPIED



32,986 SF



FCI %

23.90



The Infirmary/Intake building is located on the west side of High Desert State Prison. It serves as a facility for all medical-related services and the intake of new or transferring inmates.



### CODE COMPLIANCE SUMMARY

CODE YR: 1994  
CONS TYPE: TYPE: II-FR Non-combustible (Protected)  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

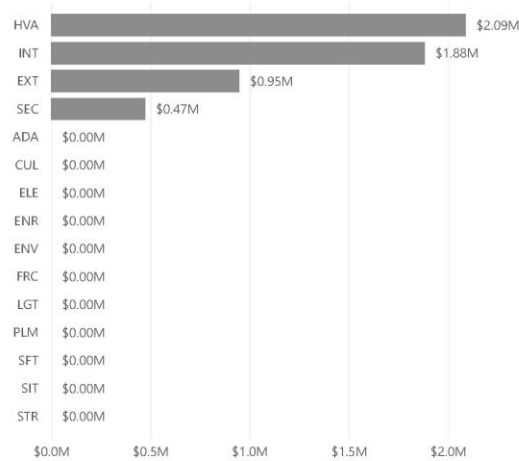
### 2090 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: TILT-UP - 100% CONCRETE  
SEISMIC: REINFORCED  
ROOF: FLAT - 50% MEMBRANE  
SEISMIC: N/A  
FLAT - 50% STEEL  
SEISMIC: REINFORCED  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

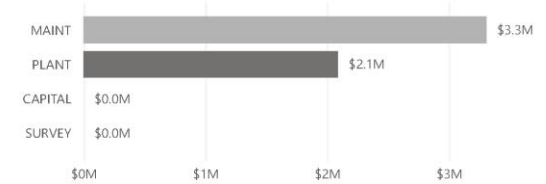
**\$22,574,600**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	6	\$5,173,200
PRIORITY 3	1	\$222,500
<b>TOTAL</b>	<b>7</b>	<b>\$5,395,700</b>

**\$5,395,700**

## FACILITY DETAILS, INMATE SERVICES/ CULINARY/ DINING

YEAR BUILT 2000  
CONSTRUCTED 2000

CULINARY



25 YEARS



OCCUPIED



77,005 SF



FCI %

26.91



The Inmate Services/Culinary/Dining building is located on the west side of High Desert State Prison. It serves as a facility for kitchen services, and inmate support. The dining areas have ceased operations and food is transported in bulk to the Housing Units.



## 2091 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCED

FRAME: TILT-UP - 100% CONCRETE  
SEISMIC: REINFORCED

ROOF: FLAT - 50% STEEL  
SEISMIC: REINFORCED

FLAT - 50% MEMBRANE  
SEISMIC: N/A

EXTERIOR: -

FLRS: 1

BSMT: -

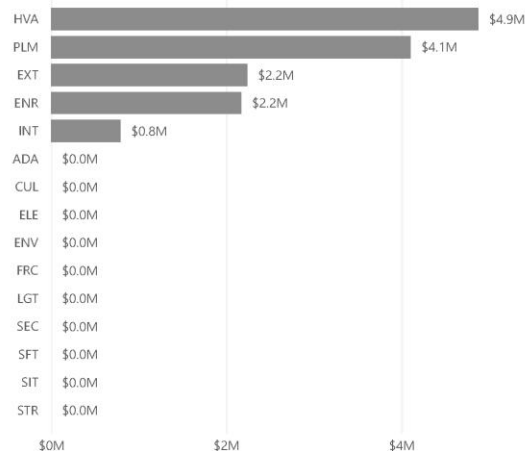
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

\$52,699,900

REPLACEMENT COST

## PROJECT CATEGORY BREAKDOWN - BUILDING



## CODE COMPLIANCE SUMMARY

CODE YR: 1994

CONS TYPE: TYPE: V-I Wood Construction (Protected)

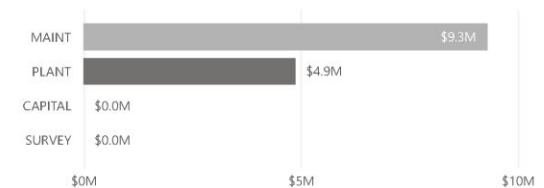
OCC: 60% - B, 40% - A-3

Offices or Higher Education Offices

Having an assembly room with an occupant load of less than 300 without a legitimate stage

FIRE: 100% suppressed

## PROJECT TYPE BREAKDOWN - BY BUILDING



## TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	6	\$13,025,600
PRIORITY 3	2	\$1,155,000
<b>TOTAL</b>	<b>8</b>	<b>\$14,180,600</b>

\$14,180,600

## FACILITY DETAILS, PROGRAM SERVICES/ EDUCATION

YEAR BUILT 2000  
CONSTRUCTED 2000



CLASSROOM



25 YEARS



OCCUPIED



16,826 SF

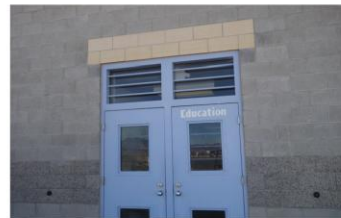


FCI %

23.38



The Program Services/Education building is located on the southwest corner inside the secured area at High Desert State Prison. It houses a chapel, educational classrooms, and the library, supporting the rehabilitation and educational needs of inmates.



### CODE COMPLIANCE SUMMARY

CODE YR: 1994

CONS TYPE: TYPE: V-N Wood Construction (Unprotected)

OCC: 70% - B

Offices or Higher Education Offices

Having an assembly room with an occupant load of less than 300 without a legitimate stage

FIRE: 100% suppressed

### 2092 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCED

FRAME: TILT-UP - 100% CONCRETE  
SEISMIC: REINFORCED

ROOF: FLAT - 50% STEEL  
SEISMIC: REINFORCED

FLAT - 50% MEMBRANE  
SEISMIC: N/A

EXTERIOR: -

FLRS: 1

BSMT: -

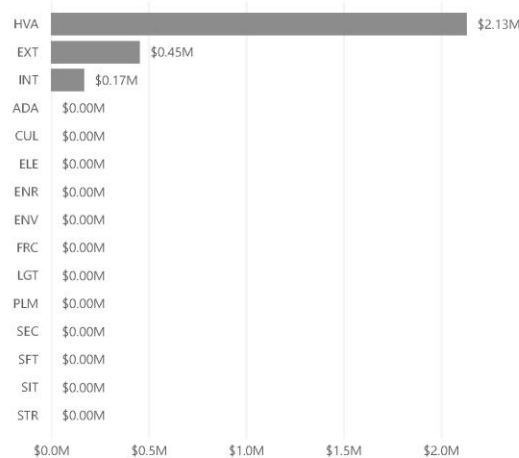
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

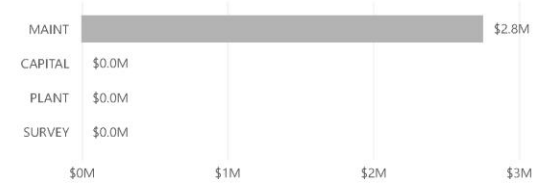
**\$11,778,200**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$2,131,200
PRIORITY 3	3	\$623,100
<b>TOTAL</b>	<b>4</b>	<b>\$2,754,300</b>

**\$2,754,300**

## FACILITY DETAILS, VISITATION

YEAR BUILT 2000  
CONSTRUCTED 2000



OFFICE



25 YEARS



OCCUPIED



11,194 SF



FCI %

20.86



The Visitation building is located on the southwest side, adjacent to the secured area at High Desert Prison. The building is used for visitation of inmates and contains a large contact visitation area, restrooms, small office area, and individual non-contact visitation areas.



### CODE COMPLIANCE SUMMARY

CODE YR: 1994

CONS TYPE: TYPE: V-I Wood Construction (Protected)

OCC: 50% - A-2

Having an assembly room with an occupant load of less than 1,000 and a legitimate stage

FIRE: 100% suppressed

### 2093 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCED

FRAME: TILT-UP - 100% CONCRETE  
SEISMIC: REINFORCED

ROOF: FLAT - 50% STEEL  
SEISMIC: REINFORCED

FLAT - 50% MEMBRANE  
SEISMIC: N/A

EXTERIOR: -

FLRS: 1

BSMT: -

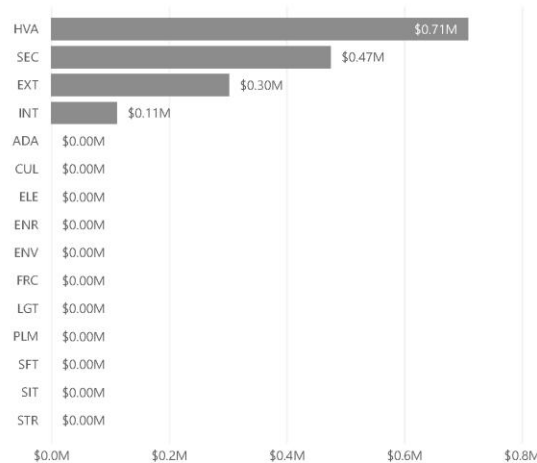
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

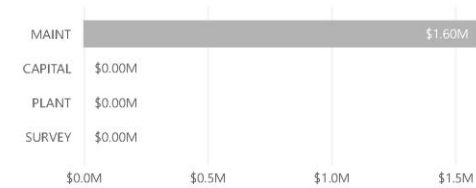
**\$7,660,800**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	3	\$1,430,100
PRIORITY 3	2	\$167,900
<b>TOTAL</b>	<b>5</b>	<b>\$1,598,000</b>

**\$1,598,000**

## FACILITY DETAILS, ADMINISTRATION

YEAR BUILT 2000  
CONSTRUCTED 2000



OFFICE



25 YEARS



OCCUPIED



11,175 SF



FCI %

14.74



The Administration building is located on the southwest corner of High Desert State Prison. The building contains the administrative support offices and training classrooms for staff.



### CODE COMPLIANCE SUMMARY

CODE YR: 1994  
CONS TYPE: TYPE: V-N Wood Construction (Unprotected)  
OCC: 100% - B  
Offices or Higher Education Offices  
FIRE: 100% suppressed

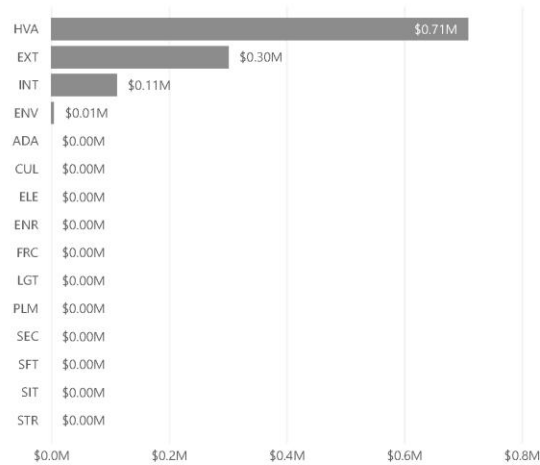
### 2094 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: TILT-UP - 100% CONCRETE  
SEISMIC: REINFORCED  
ROOF: FLAT - 50% MEMBRANE  
SEISMIC: N/A  
FLAT - 50% STEEL  
SEISMIC: REINFORCED  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

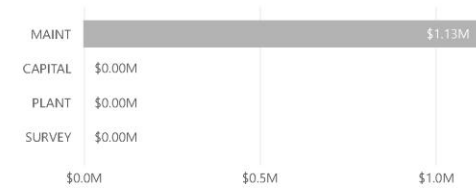
**\$7,647,800**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$5,000
PRIORITY 2	2	\$954,900
PRIORITY 3	2	\$167,700
<b>TOTAL</b>	<b>5</b>	<b>\$1,127,600</b>

**\$1,127,600**

## FACILITY DETAILS, GATEHOUSE

YEAR BUILT 2000  
CONSTRUCTED 2000



OFFICE



25 YEARS



OCCUPIED



6,165 SF



FCI %

19.99



The Gatehouse is located on the southwest side of High Desert State Prison. The building is used as the primary entrance into the prison by employees.



### CODE COMPLIANCE SUMMARY

CODE YR: 1994  
CONS TYPE: TYPE: V-N Wood Construction (Unprotected)  
OCC: 100% - B  
Offices or Higher Education Offices  
FIRE: 100% suppressed

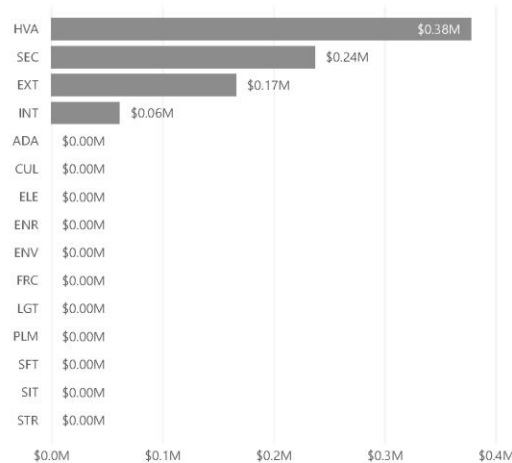
### 2095 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: TILT-UP - 100% CONCRETE  
SEISMIC: REINFORCED  
ROOF: FLAT - 50% STEEL  
SEISMIC: REINFORCED  
FLAT - 50% MEMBRANE  
SEISMIC: N/A  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

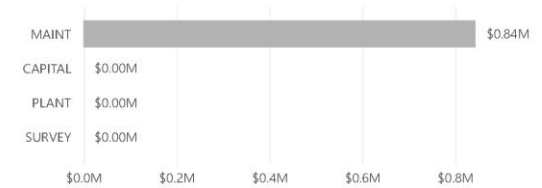
**\$4,219,100**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	2	\$373,000
PRIORITY 3	3	\$470,600
<b>TOTAL</b>	<b>5</b>	<b>\$843,600</b>

**\$843,600**

## FACILITY DETAILS, SALLYPORT

YEAR BUILT 2000  
CONSTRUCTED 2000



ARMORY



25 YEARS



OCCUPIED



192 SF



FCI %

2.68



The Sallyport is located on the west side, near the Maintenance / Central Plant building outside of the secured area at High Desert State Prison. This is the only secured entrance into the prison yard for delivery trucks and maintenance personnel. It has a small restroom and a wall-mounted heat pump.



### CODE COMPLIANCE SUMMARY

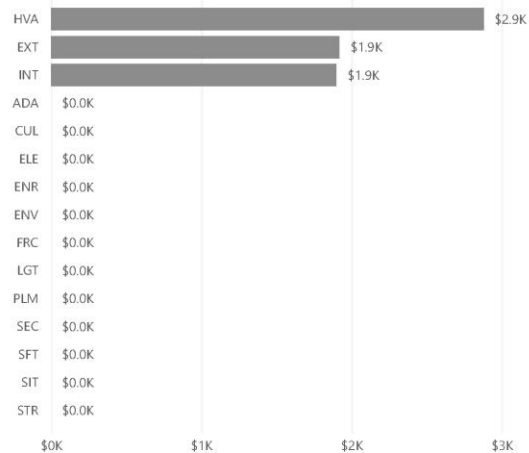
CODE YR: 1994  
CONS TYPE: TYPE: V-N Wood Construction (Unprotected)  
OCC: 100% - B  
Offices or Higher Education Offices  
FIRE: 0% suppressed

### 2096 - BUILDING COMPONENTS

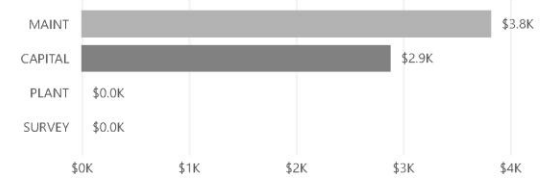
FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: PREFABRICATED - 100% METAL  
SEISMIC: REINFORCED  
ROOF: FLAT - 50% MEMBRANE  
SEISMIC: N/A  
FLAT - 50% STEEL  
SEISMIC: REINFORCED  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: PREFABRICATED  
EXPOSURE: ENCLOSED

**\$250,000**  
REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	3	\$6,700
<b>TOTAL</b>	<b>3</b>	<b>\$6,700</b>

**\$6,700**



## FACILITY DETAILS, MAINTENANCE/ CENTRAL PLANT

YEAR BUILT 2000  
CONSTRUCTED 2000

PLANT



25 YEARS



OCCUPIED



30,151 SF



FCI %

9.81



The Maintenance/Central Plant building is located on the north side of the site, outside of the secured area at High Desert State Prison. The building contains most of the mechanical equipment required to run the entire prison, including the boilers, cooling towers, emergency generators, equipment storage, and offices for maintenance personnel.



## CODE COMPLIANCE SUMMARY

CODE YR: 1994

CONS TYPE: TYPE: V-N Wood Construction (Unprotected)

OCC: 40% - B, 60% - S-2

Offices or Higher Education Offices  
Low hazard storage

FIRE: 100% suppressed

## 2097 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCEDFRAME: TILT-UP - 100% CONCRETE  
SEISMIC: REINFORCEDROOF: FLAT - 50% STEEL  
SEISMIC: REINFORCEDFLAT - 50% MEMBRANE  
SEISMIC: N/A

EXTERIOR: -

FLRS: 1

BSMT: -

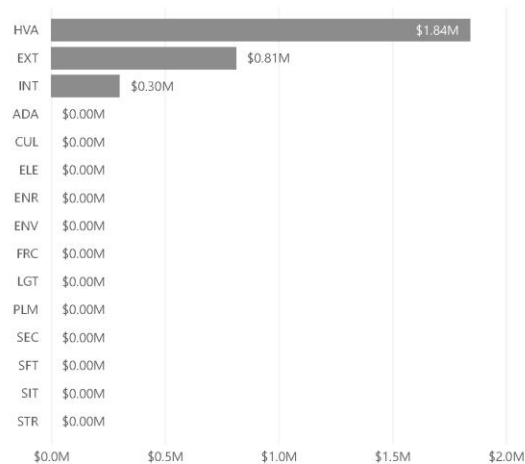
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

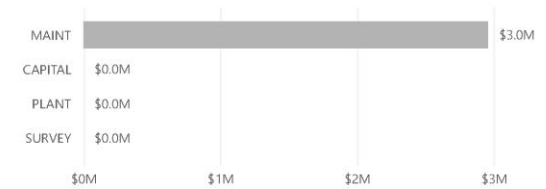
\$30,151,000

REPLACEMENT COST

## PROJECT CATEGORY BREAKDOWN - BUILDING



## PROJECT TYPE BREAKDOWN - BY BUILDING



## TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$663,322
PRIORITY 3	3	\$2,295,600
<b>TOTAL</b>	<b>4</b>	<b>\$2,958,922</b>

\$2,958,922



## FACILITY DETAILS, ARMORY/ EMERGENCY RESPONSE

YEAR BUILT 2000  
CONSTRUCTED 2000



ARMORY



25 YEARS



OCCUPIED



3,405 SF



FCI %

14.66



The Armory/Emergency Response building is located on the southeast side, outside of the secured area at High Desert State Prison. The building is no longer used for canine activities and housing. It is now being used for mail services in this area. The Armory is still housed in the east end of this building.



### CODE COMPLIANCE SUMMARY

CODE YR: 1994  
CONS TYPE: TYPE: V-N Wood Construction (Unprotected)  
OCC: 100% - B  
Offices or Higher Education Offices  
FIRE: 100% suppressed

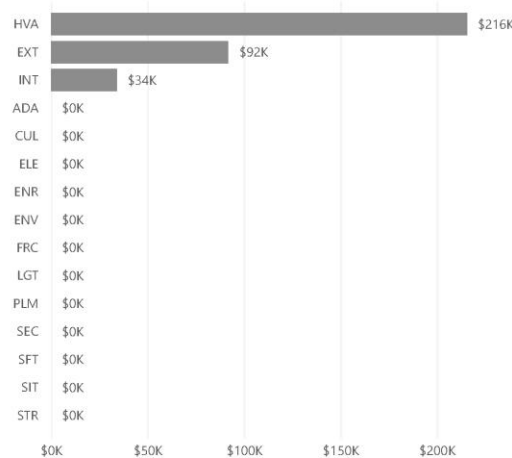
### 2098 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: TILT-UP - 100% CONCRETE  
SEISMIC: REINFORCED  
ROOF: FLAT - 50% STEEL  
SEISMIC: REINFORCED  
FLAT - 50% MEMBRANE  
SEISMIC: N/A  
EXTERIOR: -  
FLRS: 1  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

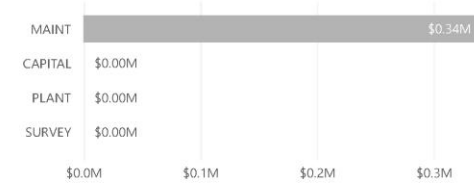
**\$2,330,300**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$215,600
PRIORITY 2	1	\$74,900
PRIORITY 3	2	\$51,050
<b>TOTAL</b>	<b>4</b>	<b>\$341,550</b>

**\$341,550**

## FACILITY DETAILS, SECURITY/ ADMINISTRATION

YEAR BUILT 2000  
CONSTRUCTED 2000



OFFICE



25 YEARS



OCCUPIED



13,241 SF



FCI %

14.80



The Security/Administration building is located on the south side, outside of the secured area at High Desert State Prison. The building contains all of the security administration services as well as isolation cells for inmates. The main control room is located in the upper level of the building.



### CODE COMPLIANCE SUMMARY

CODE YR: 1994  
CONS TYPE: TYPE: V-N Wood Construction (Unprotected)  
OCC: 100% - B  
Offices or Higher Education Offices  
FIRE: 100% suppressed

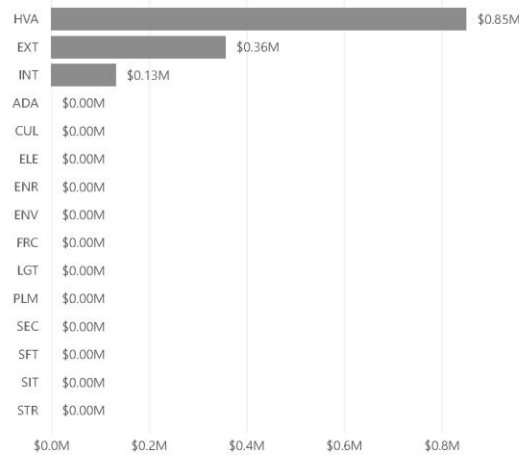
### 2099 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: TILT-UP - 100% CONCRETE  
SEISMIC: REINFORCED  
ROOF: FLAT - 50% MEMBRANE  
SEISMIC: N/A  
FLAT - 50% STEEL  
SEISMIC: REINFORCED  
EXTERIOR: -  
FLRS: 2  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

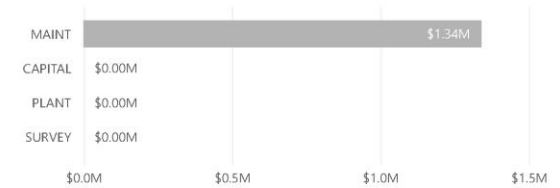
**\$9,061,700**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	2	\$1,142,100
PRIORITY 3	2	\$198,600
<b>TOTAL</b>	<b>4</b>	<b>\$1,340,700</b>

**\$1,340,700**

## FACILITY DETAILS, TOWER #1

YEAR BUILT 2000  
CONSTRUCTED 2000



TOWER



25 YEARS



OCCUPIED



455 SF



FCI %

27.00



Tower #1 is located in the southwest corner of High Desert State Prison. The guard tower is currently manned and observes the prisoners in the yard.



### CODE COMPLIANCE SUMMARY

CODE YR: 1994  
CONS TYPE: TYPE: II-1HR Non-combustible (Protected)  
OCC: 100% - B  
Offices or Higher Education Offices  
FIRE: 100% suppressed

### 2100 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCED

FRAME: -

ROOF: FLAT - 50% STEEL  
SEISMIC: REINFORCED

FLAT - 50% MEMBRANE  
SEISMIC: N/A

EXTERIOR: CLADDING - 100% STEEL

FLRS: 2

BSMT: -

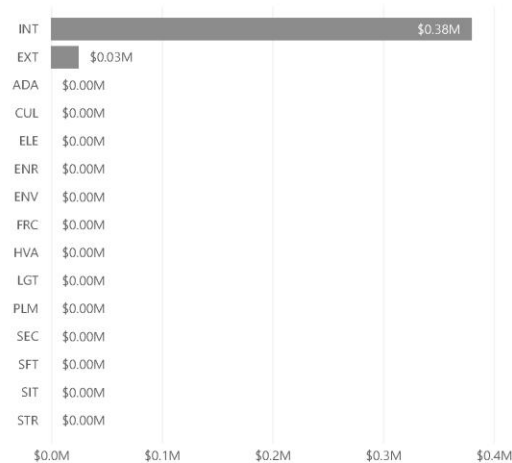
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

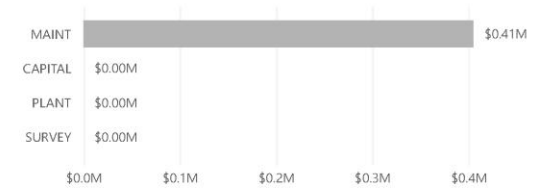
\$1,500,000

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$380,000
PRIORITY 3	1	\$25,000
TOTAL	2	\$405,000

\$405,000

## FACILITY DETAILS, TOWER #2

YEAR BUILT 2000  
CONSTRUCTED 2000



TOWER



25 YEARS



OCCUPIED



455 SF



FCI %

27.00



Tower #2 is located on the west (center) perimeter of High Desert State Prison. The guard tower is currently manned and is used to observe the prisoners in the yard.



### CODE COMPLIANCE SUMMARY

CODE YR: 1994

CONS TYPE: TYPE: II-1HR Non-combustible (Protected)

OCC: 100% - B

Offices or Higher Education Offices

FIRE: 100% suppressed

### 2101 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCED

FRAME: -

ROOF: FLAT - 50% STEEL  
SEISMIC: REINFORCED

FLAT - 50% MEMBRANE  
SEISMIC: N/A

EXTERIOR: CLADDING - 100% STEEL

FLRS: 2

BSMT: -

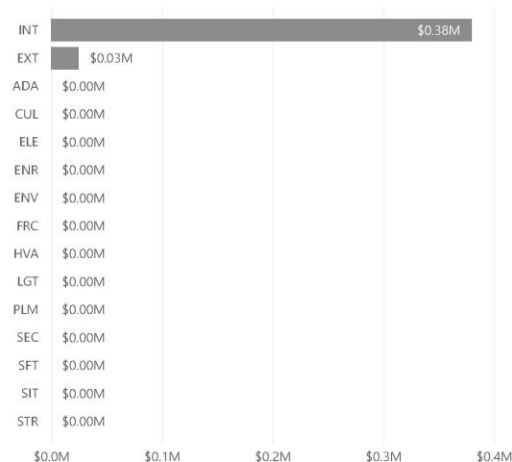
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

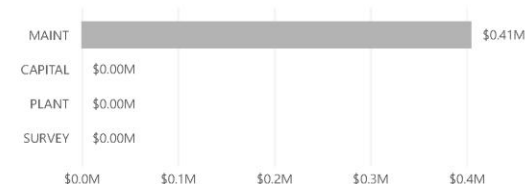
**\$1,500,000**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$380,000
PRIORITY 3	1	\$25,000
<b>TOTAL</b>	<b>2</b>	<b>\$405,000</b>

**\$405,000**

## FACILITY DETAILS, TOWER #3

YEAR BUILT 2000  
CONSTRUCTED 2000



TOWER



25 YEARS



OCCUPIED



455 SF



FCI %

27.00



Tower #3 is in the northwest corner of High Desert State Prison adjacent to the vehicular sallyport. The guard tower is currently manned and is used to observe the prisoners in the yard.



### CODE COMPLIANCE SUMMARY

CODE YR: 1994

CONS TYPE: TYPE: II-1HR Non-combustible (Protected)

OCC: 100% - B

Offices or Higher Education Offices

FIRE: 100% suppressed

### 2102 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCED

FRAME: -

ROOF: FLAT - 50% MEMBRANE  
SEISMIC: N/A

FLAT - 50% STEEL  
SEISMIC: REINFORCED

EXTERIOR: CLADDING - 100% STEEL

FLRS: 2

BSMT: -

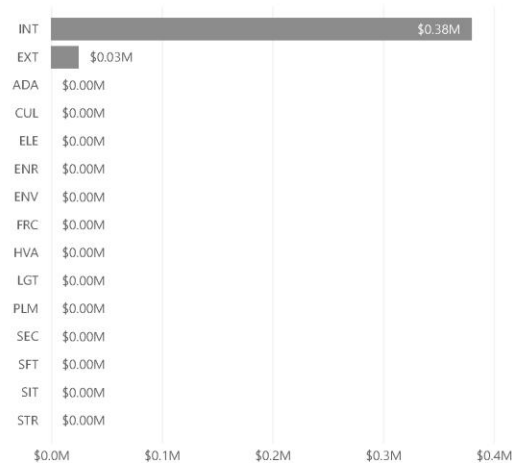
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

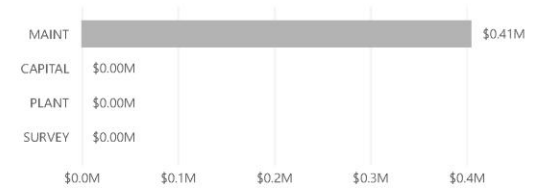
\$1,500,000

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$380,000
PRIORITY 3	1	\$25,000
<b>TOTAL</b>	<b>2</b>	<b>\$405,000</b>

\$405,000

## FACILITY DETAILS, TOWER #5

YEAR BUILT 2000  
CONSTRUCTED 2000



TOWER



25 YEARS



OCCUPIED



455 SF



FCI %

28.00



Tower #5 is located along the east fence line, outside of the secured area at High Desert State Prison.



### CODE COMPLIANCE SUMMARY

CODE YR: 1994  
CONS TYPE: TYPE: II-1HR Non-combustible (Protected)  
OCC: 100% - B  
Offices or Higher Education Offices  
FIRE: 100% suppressed

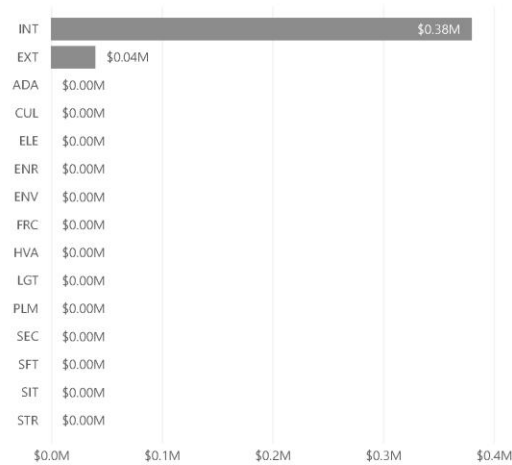
### 2103 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: TILT-UP - 100% CONCRETE  
SEISMIC: REINFORCED  
ROOF: FLAT - 50% MEMBRANE  
SEISMIC: N/A  
FLAT - 50% STEEL  
SEISMIC: REINFORCED  
EXTERIOR: -  
FLRS: 2  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

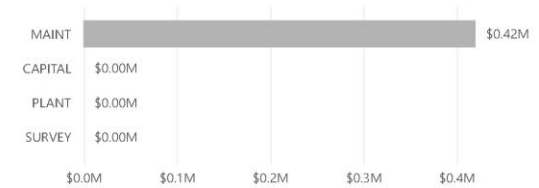
\$1,500,000

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	2	\$395,000
PRIORITY 3	1	\$25,000
TOTAL	3	\$420,000

\$420,000

## FACILITY DETAILS, TOWER #6

YEAR BUILT 2000  
CONSTRUCTED 2000



TOWER



25 YEARS



OCCUPIED



455 SF



FCI %

28.00



Tower #6 is located on the southeast side, outside of the secured area at High Desert State Prison. The building is currently unmanned.



### CODE COMPLIANCE SUMMARY

CODE YR: 1994  
CONS TYPE: TYPE: II-1HR Non-combustible (Protected)  
OCC: 100% - B  
Offices or Higher Education Offices  
FIRE: 100% suppressed

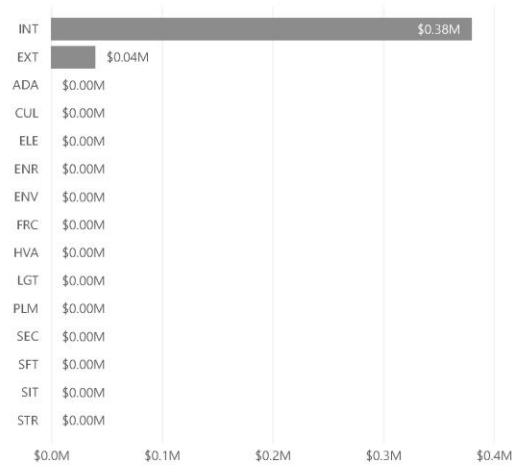
### 2104 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: TILT-UP - 100% CONCRETE  
SEISMIC: REINFORCED  
ROOF: FLAT - 50% MEMBRANE  
SEISMIC: N/A  
FLAT - 50% STEEL  
SEISMIC: REINFORCED  
EXTERIOR: -  
FLRS: 2  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

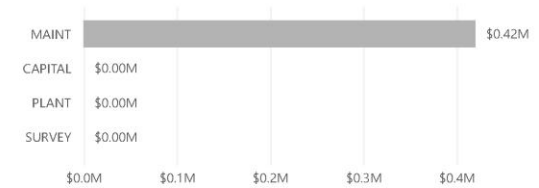
\$1,500,000

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	2	\$395,000
PRIORITY 3	1	\$25,000
<b>TOTAL</b>	<b>3</b>	<b>\$420,000</b>

\$420,000



## FACILITY DETAILS, HOUSING UNIT #8

YEAR BUILT 2002  
CONSTRUCTED 2002



INSTITUTIONAL



23 YEARS



OCCUPIED



44,500 SF



FCI %

20.28



The Housing Unit #8 is along the southeast secured side of High Desert State Prison. The building is used to house inmates at the prison.



### CODE COMPLIANCE SUMMARY

CODE YR: 1994  
CONS TYPE: TYPE: II-FR Non-combustible (Protected)  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

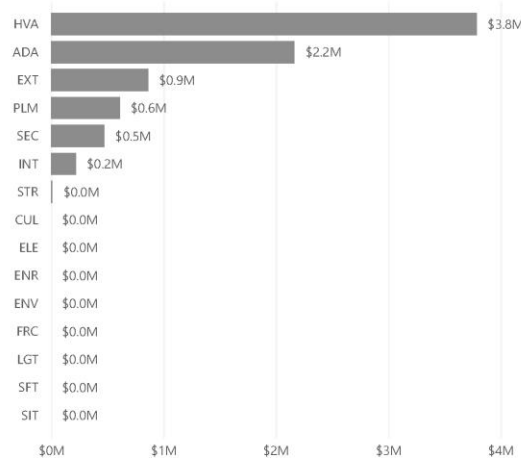
### 2172 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: TILT-UP - 100% CONCRETE  
SEISMIC: REINFORCED  
ROOF: FLAT - 50% MEMBRANE  
SEISMIC: N/A  
FLAT - 50% STEEL  
SEISMIC: REINFORCED  
EXTERIOR: -  
FLRS: 2  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

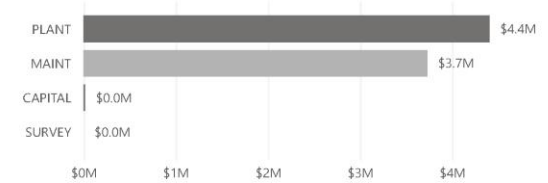
**\$40,147,000**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	2	\$2,174,500
PRIORITY 2	3	\$1,731,400
PRIORITY 3	3	\$4,235,000
<b>TOTAL</b>	<b>8</b>	<b>\$8,140,900</b>

**\$8,140,900**



## FACILITY DETAILS, HOUSING UNIT #7

YEAR BUILT 2002  
CONSTRUCTED 2002



INSTITUTIONAL



23 YEARS



OCCUPIED



44,500 SF



FCI %

19.82



The Housing Unit #7 is along the southeast secured side of High Desert State Prison. The building is used to house inmates at the prison.



### CODE COMPLIANCE SUMMARY

CODE YR: 1994

CONS TYPE: TYPE: II-FR Non-combustible (Protected)

OCC: 100% - I-3

Prisons, reformatories

FIRE: 100% suppressed

### 2173 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCED

FRAME: TILT-UP - 100% CONCRETE  
SEISMIC: REINFORCED

ROOF: FLAT - 50% MEMBRANE  
SEISMIC: N/A

FLAT - 50% STEEL  
SEISMIC: REINFORCED

EXTERIOR: -

FLRS: 2

BSMT: -

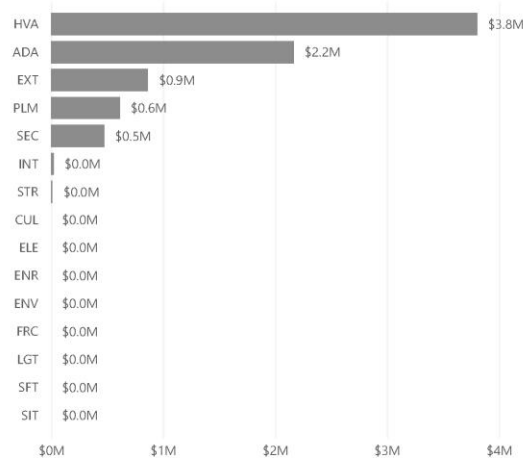
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

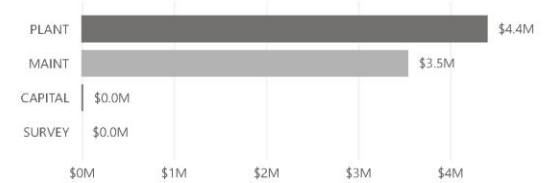
**\$40,147,000**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	3	\$2,189,500
PRIORITY 2	3	\$1,731,400
PRIORITY 3	3	\$4,035,000
<b>TOTAL</b>	<b>9</b>	<b>\$7,955,900</b>

**\$7,955,900**

## FACILITY DETAILS, HOUSING UNIT #6

YEAR BUILT 2002  
CONSTRUCTED 2002



INSTITUTIONAL



23 YEARS



OCCUPIED



44,500 SF



FCI %

20.67



The Housing Unit #6 is along the southeast secured side of High Desert State Prison. The building is used to house inmates at the prison.



### CODE COMPLIANCE SUMMARY

CODE YR: 1994

CONS TYPE: TYPE: II-FR Non-combustible (Protected)

OCC: 100% - I-3

Prisons, reformatories

FIRE: 100% suppressed

### 2174 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCED

FRAME: TILT-UP - 100% CONCRETE  
SEISMIC: REINFORCED

ROOF: FLAT - 50% MEMBRANE  
SEISMIC: N/A

FLAT - 50% STEEL  
SEISMIC: REINFORCED

EXTERIOR: -

FLRS: 2

BSMT: -

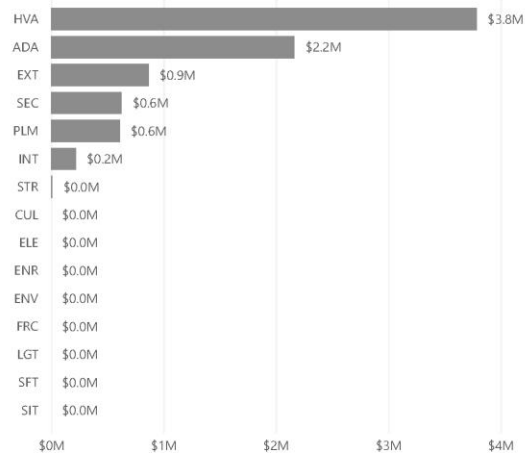
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

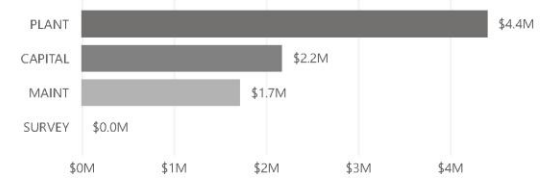
**\$40,147,000**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	2	\$2,174,500
PRIORITY 2	4	\$1,885,100
PRIORITY 3	3	\$4,237,500
TOTAL	9	\$8,297,100

**\$8,297,100**

## FACILITY DETAILS, HOUSING UNIT #5

YEAR BUILT 2002  
CONSTRUCTED 2002

INSTITUTIONAL



23 YEARS



OCCUPIED



44,500 SF



FCI %

29.57



The Housing Unit #5 is along the southeast secured side of High Desert State Prison. The building is used to house inmates at the prison.



## CODE COMPLIANCE SUMMARY

CODE YR: 1994

CONS TYPE: TYPE: II-FR Non-combustible (Protected)

OCC: 100% - I-3

Prisons, reformatories

FIRE: 100% suppressed

## 2175 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCEDFRAME: TILT-UP - 100% CONCRETE  
SEISMIC: REINFORCEDROOF: FLAT - 50% MEMBRANE  
SEISMIC: N/AFLAT - 50% STEEL  
SEISMIC: REINFORCED

EXTERIOR: -

FLRS: 2

BSMT: -

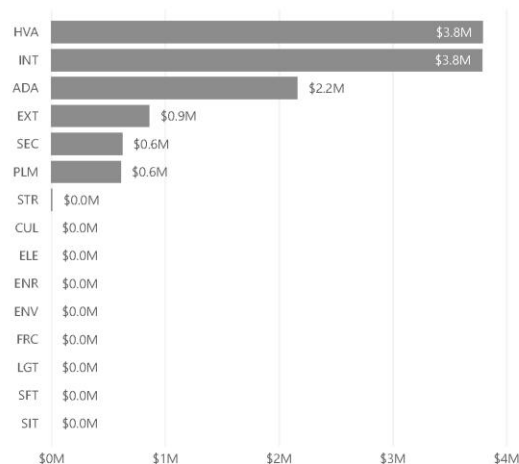
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

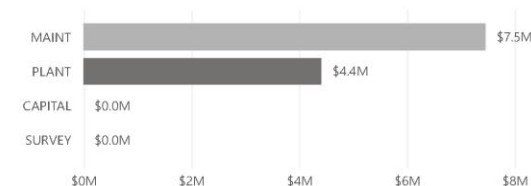
\$40,147,000

REPLACEMENT COST

## PROJECT CATEGORY BREAKDOWN - BUILDING



## PROJECT TYPE BREAKDOWN - BY BUILDING



## TOTAL COST BY PRIORITY

		COST
PRIORITY 1	3	\$2,182,000
PRIORITY 2	4	\$1,885,100
PRIORITY 3	3	\$7,802,500
<b>TOTAL</b>	<b>10</b>	<b>\$11,869,600</b>

\$11,869,600

## FACILITY DETAILS, YARD TOWER

YEAR BUILT 2000  
CONSTRUCTED 2000



TOWER



25 YEARS



OCCUPIED



455 SF



FCI %

27.00



The Yard Tower is in the center of High Desert State Prison. The guard tower is currently manned and is used to observe the prisoners in the center of the yard.



### CODE COMPLIANCE SUMMARY

CODE YR: 1994  
CONS TYPE: TYPE: II-1HR Non-combustible (Protected)  
OCC: 100% - B  
Offices or Higher Education Offices  
FIRE: 100% suppressed

### 2176 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCED

FRAME: -

ROOF: FLAT - 50% MEMBRANE  
SEISMIC: N/A

FLAT - 50% STEEL  
SEISMIC: REINFORCED

EXTERIOR: CLADDING - 100% STEEL

FLRS: 2

BSMT: -

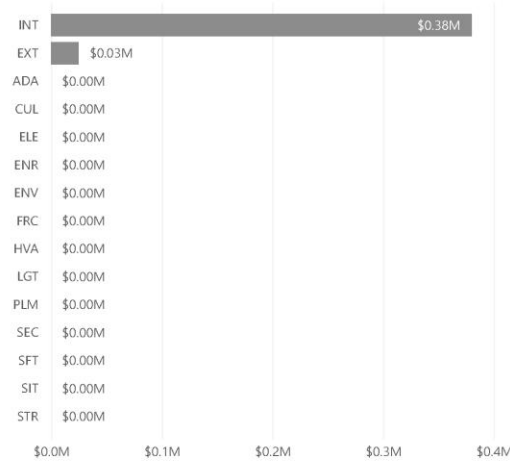
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

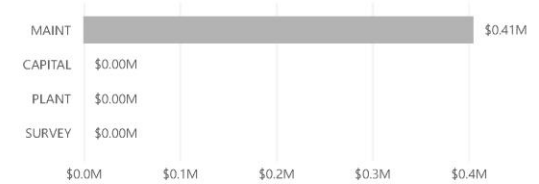
\$1,500,000

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$380,000
PRIORITY 3	1	\$25,000
<b>TOTAL</b>	<b>2</b>	<b>\$405,000</b>

\$405,000

## FACILITY DETAILS, TOWER #4

YEAR BUILT 2002  
CONSTRUCTED 2002



TOWER



23 YEARS



OCCUPIED



455 SF



FCI %

28.00



Tower #4 is located on the north side, outside of the secured area at High Desert State Prison. The guard tower is currently manned.



### CODE COMPLIANCE SUMMARY

CODE YR: 1994  
CONS TYPE: TYPE: II-1HR Non-combustible (Protected)  
OCC: 100% - B  
Offices or Higher Education Offices  
FIRE: 100% suppressed

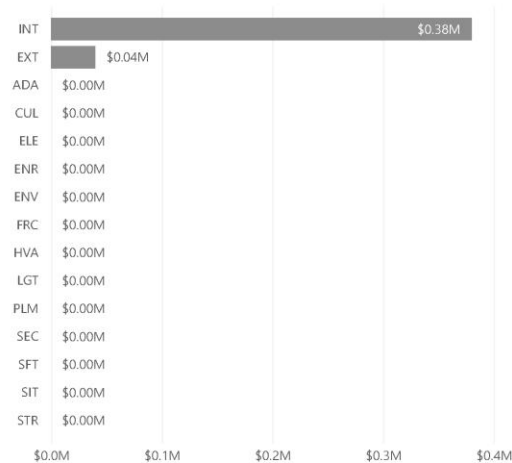
### 2177 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: SITE-ASSEMBLED - 100% CONCRETE  
SEISMIC: REINFORCED  
ROOF: FLAT - 50% STEEL  
SEISMIC: REINFORCED  
FLAT - 50% MEMBRANE  
SEISMIC: N/A  
EXTERIOR: -  
FLRS: 2  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

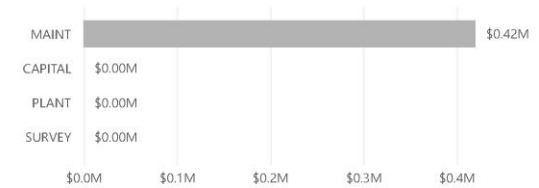
\$1,500,000

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	2	\$395,000
PRIORITY 3	1	\$25,000
<b>TOTAL</b>	<b>3</b>	<b>\$420,000</b>

\$420,000

## FACILITY DETAILS, WAREHOUSE/ MOTOR POOL

YEAR BUILT 2000  
CONSTRUCTED 2000

WAREHOUSE



25 YEARS



OCCUPIED



37,041 SF



FCI %

10.00



The Warehouse/Motor Pool building is located on the north side of the prison, outside of the secured area of High Desert State Prison. The interior of the building consists of a motor pool/equipment service area on the west side and a receiving/warehouse area on the east side. There is a loading dock for large trucks and a parking area for employees.



## 2178 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED

FRAME: SITE-ASSEMBLED – 100% CONCRETE  
SEISMIC: REINFORCED

ROOF: FLAT – 50% MEMBRANE  
SEISMIC: N/A

FLAT – 50% STEEL  
SEISMIC: REINFORCED

EXTERIOR: -

FLRS: 1

BSMT: -

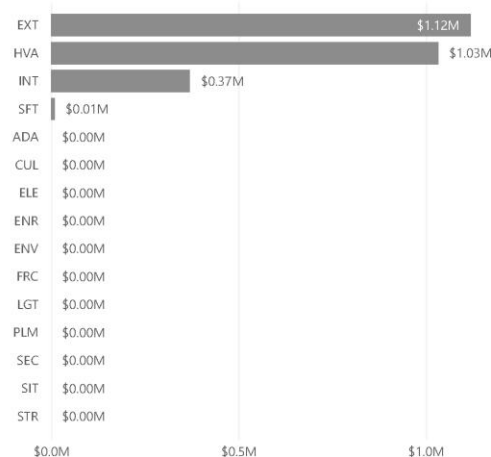
ASSEMBLY: PREFABRICATED

EXPOSURE: ENCLOSED

\$25,349,700

REPLACEMENT COST

## PROJECT CATEGORY BREAKDOWN - BUILDING



## CODE COMPLIANCE SUMMARY

CODE YR: 1994

CONS TYPE: TYPE: V-N Wood Construction (Unprotected)

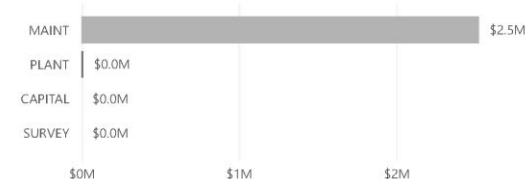
OCC: 80% - S-1, 20% - S-3

Moderate hazard storage

Repair garage with no open flames or welding

FIRE: 100% suppressed

## PROJECT TYPE BREAKDOWN - BY BUILDING



## TOTAL COST BY PRIORITY

		COST
PRIORITY 1	1	\$10,000
PRIORITY 2	3	\$1,412,900
PRIORITY 3	3	\$1,111,200
<b>TOTAL</b>	<b>7</b>	<b>\$2,534,100</b>

\$2,534,100

## FACILITY DETAILS, STORAGE BUILDING

YEAR BUILT 2002  
CONSTRUCTED 2002



MULTI-USE



23 YEARS



VACANT



144 SF



FCI %

4.86



The Storage Building is located at the north side, outside of the secured area at High Desert State Prison. The building is 144 square feet and was used to control a temporary entrance through the perimeter security fence during the construction of Housing Units 9 through 12. It has been vacant since the completion of the Housing Units.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: II-B

OCC: 100% - I-3

Prisons, reformatories

FIRE: 0% suppressed

### 2505 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCED

FRAME: SITE-ASSEMBLED - 100% CONCRETE  
SEISMIC: REINFORCED

ROOF: FLAT - 50% STEEL  
SEISMIC: REINFORCED

FLAT - 50% MEMBRANE  
SEISMIC: N/A

EXTERIOR: -

FLRS: 1

BSMT: -

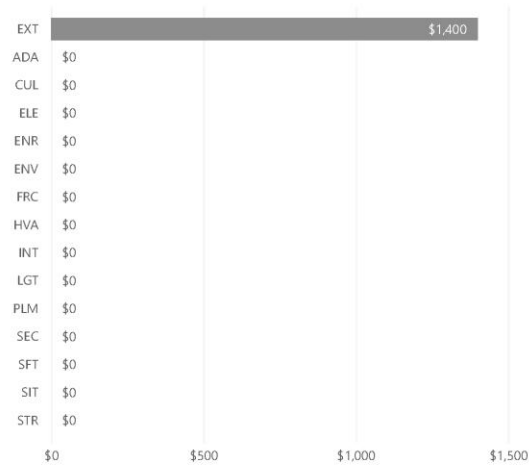
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

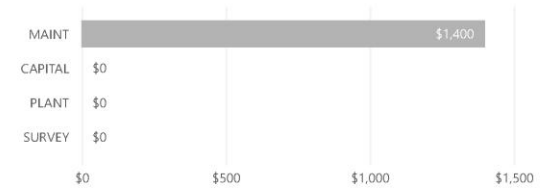
\$28,800

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$1,400
<b>TOTAL</b>	<b>1</b>	<b>\$1,400</b>

\$1,400



## FACILITY DETAILS, GYMNASIUM

YEAR BUILT 2004  
CONSTRUCTED 2004



ASSEMBLY



21 YEARS



OCCUPIED



14,620 SF



FCI %

14.66



The Gymnasium is used for physical activities and contains a band room, storage rooms, ADA-compliant restrooms, and a gun post on the upper level. The building has full fire protection.



### CODE COMPLIANCE SUMMARY

CODE YR: 1997

CONS TYPE: TYPE: II-N Special, non-standard construction

OCC: 100% - A-3

Having an assembly room with an occupant load of less than 300 without a legitimate stage

FIRE: 100% suppressed

### 2506 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCED

FRAME: SITE-ASSEMBLED - 100% CONCRETE  
SEISMIC: REINFORCED

ROOF: FLAT - 50% STEEL  
SEISMIC: REINFORCED

FLAT - 50% MEMBRANE  
SEISMIC: N/A

EXTERIOR: -

FLRS: 2

BSMT: -

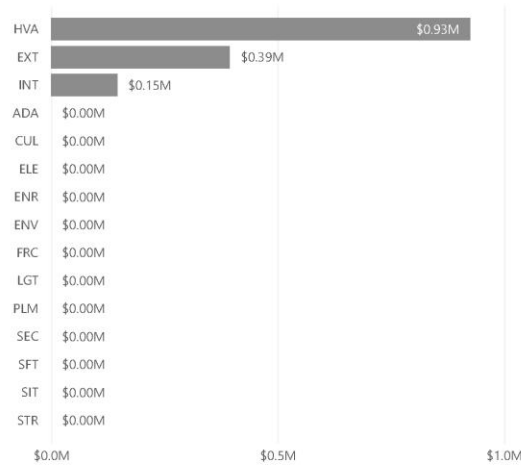
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

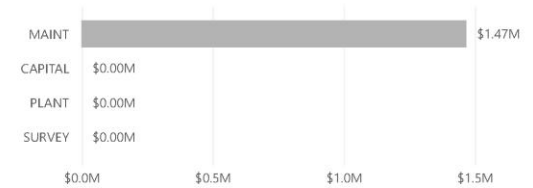
**\$10,005,500**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	4	\$1,467,200
<b>TOTAL</b>	<b>4</b>	<b>\$1,467,200</b>

**\$1,467,200**



## FACILITY DETAILS, PRISON INDUSTRIES

YEAR BUILT 2004  
CONSTRUCTED 2004



WAREHOUSE



21 YEARS



OCCUPIED



61,269 SF



FCI %

11.10



The Prison Industries building is divided into six self-contained individual warehouses with self-leveling dock loaders and a small dining area for the inmates and staff. The building has full fire protection and has ADA-compliant restrooms in all warehouse areas.



### CODE COMPLIANCE SUMMARY

CODE YR: 1997

CONS TYPE: TYPE: II-1HR Non-combustible (Protected)

OCC: 90% - H-4, 10% - A-3

Storage of health hazard materials

Having an assembly room with an occupant load of less than 300 without a legitimate stage

FIRE: 100% suppressed

### 2507 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE - 100% CONCRETE  
SEISMIC: REINFORCED

FRAME: TILT-UP - 100% CONCRETE  
SEISMIC: REINFORCED

ROOF: FLAT - 50% STEEL  
SEISMIC: REINFORCED

FLAT - 50% MEMBRANE  
SEISMIC: N/A

EXTERIOR: -

FLRS: 1

BSMT: -

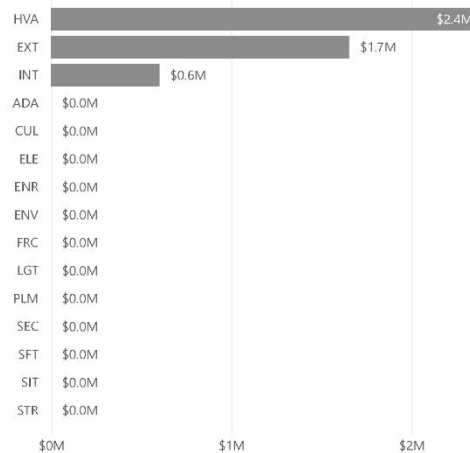
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

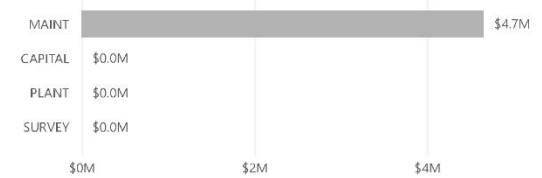
**\$41,930,700**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	4	\$4,654,200
<b>TOTAL</b>	<b>4</b>	<b>\$4,654,200</b>

**\$4,654,200**

## FACILITY DETAILS, HOUSING UNIT #9

YEAR BUILT 2008  
CONSTRUCTED 2008



INSTITUTIONAL



17 YEARS



OCCUPIED



52,096 SF



FCI %

25.31



The Housing Unit #9 is constructed with tilt-up pre-cast concrete walls. It has 168 cells, one (1) main security control room, and is rated at 280 inmates.



### CODE COMPLIANCE SUMMARY

CODE YR: 2003  
CONS TYPE: TYPE: II-B Non-combustible (Unprotected)  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

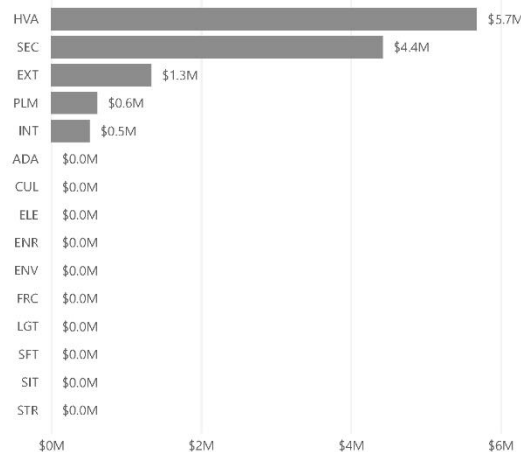
### 2945 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: TILT-UP – 100% CONCRETE  
SEISMIC: REINFORCED  
ROOF: FLAT – 50% STEEL  
SEISMIC: REINFORCED  
FLAT – 50% MEMBRANE  
SEISMIC: N/A  
EXTERIOR: -  
FLRS: 2  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

**\$49,706,500**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	2	\$10,114,300
PRIORITY 3	4	\$2,468,490
<b>TOTAL</b>	<b>6</b>	<b>\$12,582,790</b>

**\$12,582,790**

## FACILITY DETAILS, HOUSING UNIT #12

YEAR BUILT 2008  
CONSTRUCTED 2008



INSTITUTIONAL



17 YEARS



OCCUPIED



52,096 SF



FCI %

25.31



The Housing Unit #12 is constructed with tilt-up pre-cast concrete walls. It has 168 cells, one (1) main security control room, and is rated at 280 inmates.



### CODE COMPLIANCE SUMMARY

CODE YR: 2003

CONS TYPE: TYPE: II-B Non-combustible (Unprotected)

OCC: 100% - I-3

Prisons, reformatories

FIRE: 100% suppressed

### 2946 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED

FRAME: TILT-UP – 100% CONCRETE  
SEISMIC: REINFORCED

ROOF: FLAT – 50% MEMBRANE  
SEISMIC: N/A

FLAT – 50% STEEL  
SEISMIC: REINFORCED

EXTERIOR: -

FLRS: 2

BSMT: -

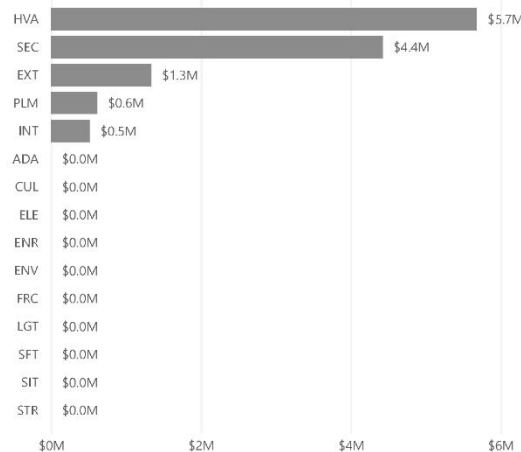
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

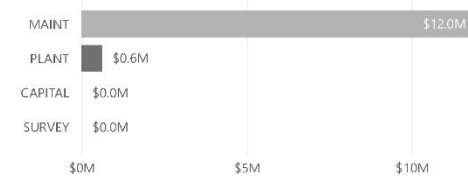
**\$49,706,500**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	2	\$10,114,300
PRIORITY 3	4	\$2,468,490
TOTAL	6	\$12,582,790

**\$12,582,790**

## FACILITY DETAILS, HOUSING UNIT #10

YEAR BUILT 2009  
CONSTRUCTED 2009



INSTITUTIONAL



16 YEARS



OCCUPIED



51,609 SF



FCI %

25.31



The Housing Unit #10 is constructed with tilt-up pre-cast concrete walls. It has 168 cells, one (1) main security control room, and is rated at 280 inmates.



### CODE COMPLIANCE SUMMARY

CODE YR: 2003  
CONS TYPE: TYPE: II-B Non-combustible (Unprotected)  
OCC: 100% - I-3  
Prisons, reformatories  
FIRE: 100% suppressed

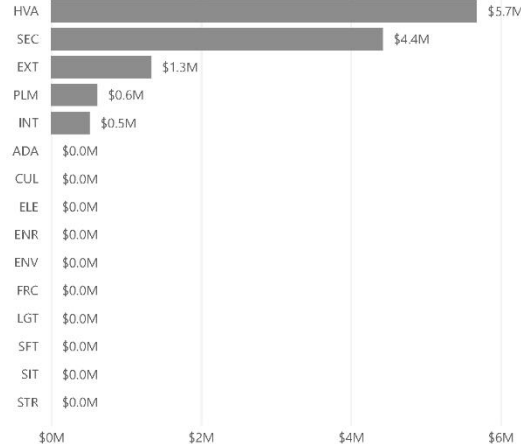
### 2947 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED  
FRAME: TILT-UP – 100% CONCRETE  
SEISMIC: REINFORCED  
ROOF: FLAT – 50% MEMBRANE  
SEISMIC: N/A  
FLAT – 50% STEEL  
SEISMIC: REINFORCED  
EXTERIOR: -  
FLRS: 2  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

**\$49,706,500**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	2	\$10,114,300
PRIORITY 3	4	\$2,468,490
<b>TOTAL</b>	<b>6</b>	<b>\$12,582,790</b>

**\$12,582,790**

## FACILITY DETAILS, HOUSING UNIT #11

YEAR BUILT 2009  
CONSTRUCTED 2009



INSTITUTIONAL



16 YEARS



OCCUPIED



51,609 SF



FCI %

25.31



The Housing Unit #11 is constructed with tilt-up pre-cast concrete walls. It has 168 cells, one (1) main security control room, and is rated at 280 inmates.



### CODE COMPLIANCE SUMMARY

CODE YR: 2003

CONS TYPE: TYPE: II-B Non-combustible (Unprotected)

OCC: 100% - I-3

Prisons, reformatories

FIRE: 100% suppressed

### 2948 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED

FRAME: TILT-UP – 100% CONCRETE  
SEISMIC: REINFORCED

ROOF: FLAT – 50% STEEL  
SEISMIC: REINFORCED

FLAT – 50% MEMBRANE  
SEISMIC: N/A

EXTERIOR: -

FLRS: 2

BSMT: -

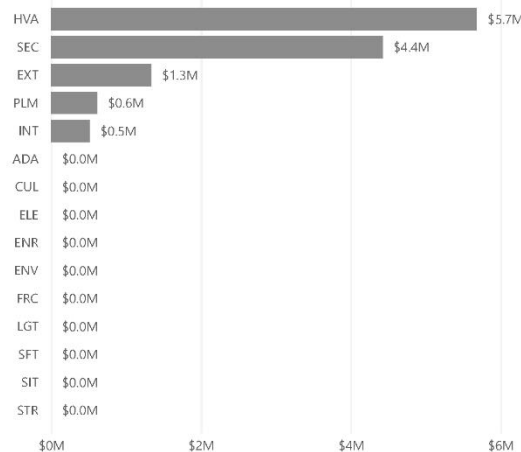
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

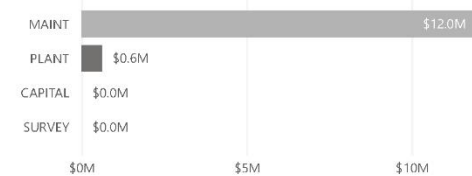
**\$49,706,500**

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	2	\$10,114,300
PRIORITY 3	4	\$2,468,480
TOTAL	6	\$12,582,780

**\$12,582,780**

FACILITY DETAILS, HDSP WATER TANK #2

YEAR BUILT 2000  
CONSTRUCTED 2000



TANK



25 YEARS



OCCUPIED



2,952 SF



FCI %

--



The HDSP Water Tank #2 is located on the southwest side of High Desert State Prison site. The tank is part of the water system that serves all three Corrections sites (SDCC, TLVCC & HDSP).



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN  
CONS TYPE: TYPE: NON-IBC Not an IBC standard.  
OCC: 100% - U  
Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers  
FIRE: 0% suppressed

3223 - BUILDING COMPONENTS

FOUNDATION: -  
FRAME: -  
ROOF: -  
EXTERIOR: -  
FLRS: 0  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

PROJECT CATEGORY BREAKDOWN - BUILDING

ADA	\$0
CUL	\$0
ELE	\$0
ENR	\$0
ENV	\$0
EXT	\$0
FRC	\$0
HVA	\$0
INT	\$0
LGT	\$0
PLM	\$0
SEC	\$0
SFT	\$0
SIT	\$0
STR	\$0

PROJECT TYPE BREAKDOWN - BY BUILDING

CAPITAL	\$0
MAINT	\$0
PLANT	\$0
SURVEY	\$0

TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$2,600,000

REPLACEMENT COST

## FACILITY DETAILS, HDSP WATER TANK #3

YEAR BUILT 2000  
CONSTRUCTED 2000



TANK



25 YEARS



OCCUPIED



2,952 SF



FCI %

0.77



The HDSP Water Tank #3 is located on the southwest side of High Desert State Prison site. The tank is part of the water system that serves all three Corrections sites (SDCC, TLVCC & HDSP).



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: NON-IBC Not an IBC standard.

OCC: 100% - U

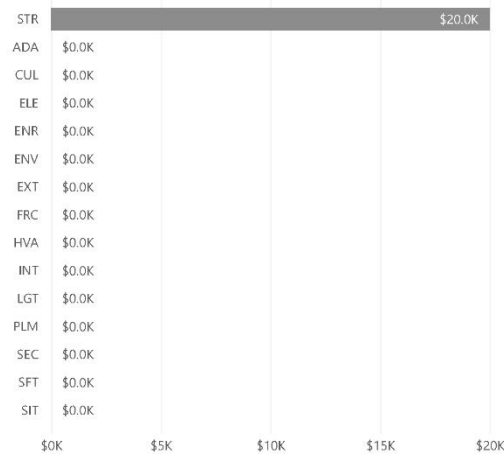
Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

### 3224 - BUILDING COMPONENTS

FOUNDATION: -  
FRAME: -  
ROOF: -  
EXTERIOR: -  
FLRS: 0  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

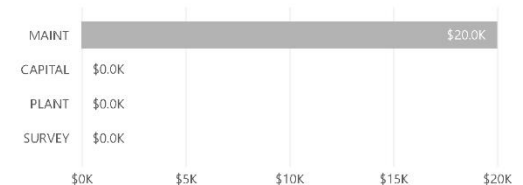
### PROJECT CATEGORY BREAKDOWN - BUILDING



\$2,600,000

REPLACEMENT COST

### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$20,000
PRIORITY 3	0	\$0
TOTAL	1	\$20,000

\$20,000



## FACILITY DETAILS, HDSP WATER TANK #4

YEAR BUILT 2000  
CONSTRUCTED 2000



TANK



25 YEARS



OCCUPIED



1,859 SF



FCI %

0.58



The HDSP Water Tank #4 is located on the south side of High Desert State Prison site. The tank is part of the water system that serves all three Corrections sites (SDCC, TLVCC & HDSP).



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: NON-IBC Not an IBC standard.

OCC: 100% - U

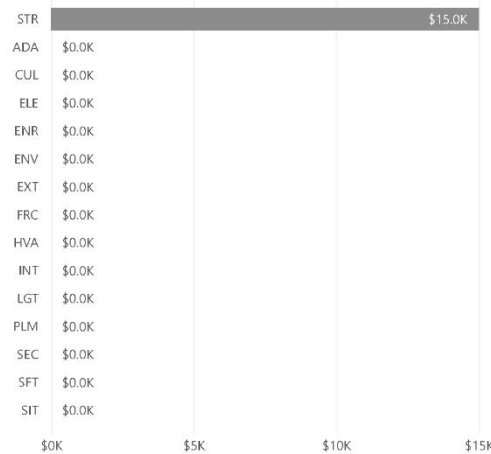
Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

### 3225 - BUILDING COMPONENTS

FOUNDATION: -  
FRAME: -  
ROOF: -  
EXTERIOR: -  
FLRS: 0  
BSMT: -  
ASSEMBLY: SITE-BUILT  
EXPOSURE: ENCLOSED

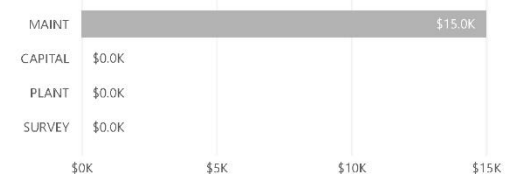
### PROJECT CATEGORY BREAKDOWN - BUILDING



\$2,600,000

REPLACEMENT COST

### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	1	\$15,000
PRIORITY 3	0	\$0
TOTAL	1	\$15,000

\$15,000

FACILITY DETAILS, HDSP WATER TANK #5

YEAR BUILT 2020  
CONSTRUCTED 2020

TANK

5 YEARS

OCCUPIED

1,859 SF

FCI %

The HDSP Water Tank #5 is located on the south side of High Desert State Prison site. The tank is part of the water system that serves the site and has a capacity of 1.4 million gallons.



CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: NON-IBC Not an IBC standard.

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

3227 - BUILDING COMPONENTS

FOUNDATION: -

FRAME: -

ROOF: -

EXTERIOR: -

FLRS: 0

BSMT: -

ASSEMBLY: UNKNOWN

EXPOSURE: N/A

PROJECT CATEGORY BREAKDOWN - BUILDING

ADA	\$0
CUL	\$0
ELE	\$0
ENR	\$0
ENV	\$0
EXT	\$0
FRC	\$0
HVA	\$0
INT	\$0
LGT	\$0
PLM	\$0
SEC	\$0
SFT	\$0
SIT	\$0
STR	\$0

PROJECT TYPE BREAKDOWN - BY BUILDING

CAPITAL	\$0
MAINT	\$0
PLANT	\$0
SURVEY	\$0

TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	0	\$0
TOTAL	0	\$0

\$2,600,000

REPLACEMENT COST

## FACILITY DETAILS, HAZMAT BUILDING

YEAR BUILT 2000  
CONSTRUCTED 2000



HAZARDOUS



25 YEARS



OCCUPIED



64 SF



FCI %

1.50



The Hazmat Building is a CMU structure designed for storage of materials deemed to be hazardous. It is a self-contained unit with built-in spill containment. It is located on the northwest side of the Warehouse Building.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - H-3

Hazardous material storage - high fire hazard

FIRE: 0% suppressed

### 3774 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED

FRAME: -

ROOF: FLAT – 100% MEMBRANE  
SEISMIC: N/A

EXTERIOR: VENEER – 100% CONCRETE

FLRS: 1

BSMT: -

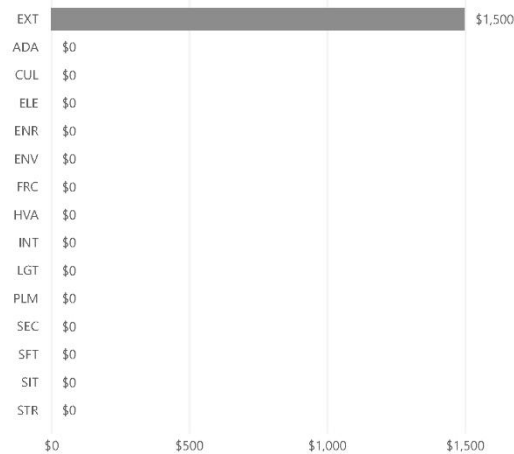
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

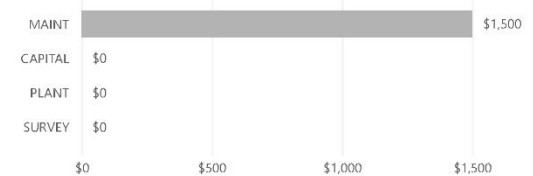
\$100,000

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$1,500
<b>TOTAL</b>	<b>1</b>	<b>\$1,500</b>

\$1,500

## FACILITY DETAILS, PUMP HOUSE #2

YEAR BUILT 2000  
CONSTRUCTED 2000



UTILITY



25 YEARS



OCCUPIED



840 SF



FCI %

7.12



The Pump House #2 is a facility for pumping water from the wells to the prison. It is a conditioned space with a roof-top HVAC system. It is equipped with a 1200-amp electrical service.



### CODE COMPLIANCE SUMMARY

CODE YR: UNKNOWN

CONS TYPE: TYPE: UNKNOWN UNKNOWN

OCC: 100% - U

Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers

FIRE: 0% suppressed

### 3776 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED

FRAME: SITE-ASSEMBLED – 100% CONCRETE  
SEISMIC: UNKNOWN

ROOF: FLAT – 100% MEMBRANE  
SEISMIC: UNKNOWN

EXTERIOR: -

FLRS: 1

BSMT: -

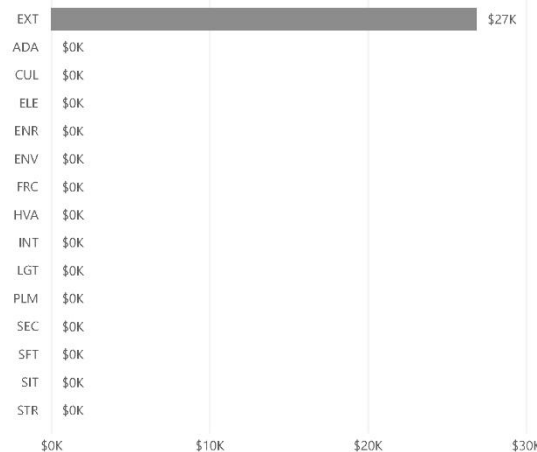
ASSEMBLY: SITE-BUILT

EXPOSURE: ENCLOSED

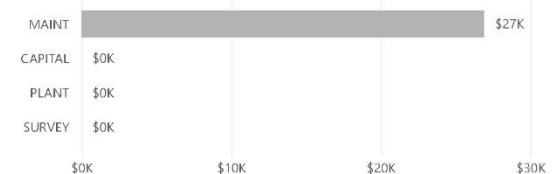
\$378,000

REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	2	\$26,900
TOTAL	2	\$26,900

\$26,900

## FACILITY DETAILS, PUMP HOUSE #3

YEAR BUILT 2020  
CONSTRUCTED 2020



UTILITY



5 YEARS



OCCUPIED



312 SF



FCI %

2.21



The Pump House #3 is a facility for pumping water from the wells to the prison. The exterior walls are clad with an EIFS stucco system. The two rooms of the pump house are conditioned with mini-split heat pump systems.



### CODE COMPLIANCE SUMMARY

CODE YR: 2012

CONS TYPE: TYPE: V-B Wood Construction (Unprotected)

OCC: 0% - F-2

Low hazard factory & industrial

FIRE: 0% suppressed

### 3803 - BUILDING COMPONENTS

FOUNDATION: SLAB-ON-GRADE – 100% CONCRETE  
SEISMIC: REINFORCED

FRAME: -

ROOF: GABLE – 100% STEEL  
SEISMIC: REINFORCED

EXTERIOR: CLADDING – 100% MASONRY

FLRS: 0

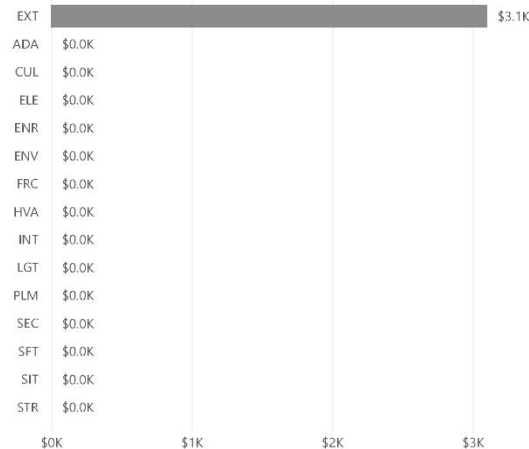
BSMT: -

ASSEMBLY: SITE-BUILT

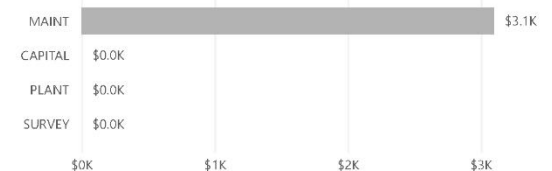
EXPOSURE: ENCLOSED

**\$140,400**  
REPLACEMENT COST

### PROJECT CATEGORY BREAKDOWN - BUILDING



### PROJECT TYPE BREAKDOWN - BY BUILDING



### TOTAL COST BY PRIORITY

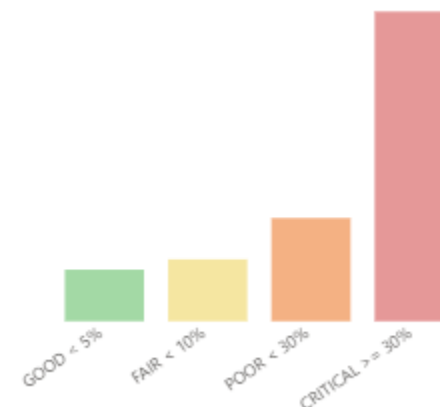
		COST
PRIORITY 1	0	\$0
PRIORITY 2	0	\$0
PRIORITY 3	1	\$3,100
<b>TOTAL</b>	<b>1</b>	<b>\$3,100</b>

**\$3,100**

## APPENDIX A - FACILITY CONDITION INDEX (FCI)

- **What It Is:** A widely used critical metric to evaluate the overall health, functionality, and maintenance priorities of each facility
- **Purpose:**
  - Provides a quick snapshot of a facility's health, expressed as a percentage
  - **Lower FCI Values:**
    - **0.05:** Indicates a facility is good condition
    - **0.06 – 0.10:** Indicates a facility is in fair condition
  - **Higher FCI Values:**
    - **0.11 – 0.30:** Indicates a facility is in poor condition
    - **0.30:** Indicates a facility is in critical condition
- **Use Cases:**
  - Helps prioritize repairs
  - Guides funding allocation by comparing conditions across multiple facilities in a portfolio
- **Calculation:**

$$FCI = \frac{\text{Cost of necessary repairs or Deferred Maintenance}}{\text{Current Replacement Value}}$$
- **Example:** The facility's replacement cost is \$11,540,000, and the required repairs total \$2,236,200, resulting in an FCI of **19%** (0.19)



## APPENDIX B – SUPPLEMENTARY PHOTOGRAPHIC RECORD

### BUILDING SYSTEMS





## EXTERIOR



## INTERIOR



## APPENDIX C – REPORT DISTRIBUTION

### DIVISIONAL CONTACTS

DEPT	TITLE
CORRECT	DIRECTOR
CORRECT	CHIEF ENGINEER, PLANT OPERATIONS
CORRECT	FACILITY MANAGER
CORRECT	FACILITY SUPERVISOR 3

### STATEWIDE CONTACTS CC'D

The following positions across various departments are CC'D:

- **GFO Budget**
  - Executive Branch Budget Officer
- **DCNR Lands Division**
  - Division Administrator
  - Deputy Division Administrator
  - State Land Agent 2
- **Legislative Counsel Bureau**
  - Senior Program Analyst
  - Principal Program Analyst
- **Administration Risk Management Division**
  - Division Administrator
  - Insurance/Loss Prevention Specialist
  - Program Officer
  - Management Analyst 4
  - Safety Specialist Consultant

## APPENDIX D - FCA RESOURCES



### **KEN FORBES**

*Construction Project Coordinator III*

[kforbes@admin.nv.gov](mailto:kforbes@admin.nv.gov)

775.315-5573

### **CAROL MYERS**

*Construction Project Coordinator II*

[mc.myers@admin.nv.gov](mailto:mc.myers@admin.nv.gov)

775.690-5134

### **YADHIRA PIMENTEL**

*Administrative Assistant IV*

[mypimentel@admin.nv.gov](mailto:mypimentel@admin.nv.gov)

775.684-4126

## APPENDIX E – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	11/19/2025	Initial.