



# STATE OF NEVADA STATE PUBLIC WORKS DIVISION

FACILITY CONDITION ASSESSMENT REPORT FOR:



DEPT OF CORRECTIONS  
LOVELOCK CORRECTIONAL CENTER

SITE #: 9962      LOVELOCK CORRECTIONAL CENTER SITE  
1200 PRISON RD  
LOVELOCK, NV 89419-5110



Survey Date: 4/04/2023  
Distribution Date: 11/20/2024

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## FACILITY CONDITION ASSESSMENT INTRODUCTION

### PROGRAM

Created under the authority of NRS 341.128. (Legislature, 2022). The State Public Works Division's (SPWD) Facility Condition Assessment (FCA) program periodically inspects all state-owned buildings excluding those owned by the Nevada System of Higher Education (NSHE). Additionally, Nevada Department of Transportation (NDOT) and Legislature buildings are assessed by their own agencies. SPWD FCA personnel conduct interviews with site staff, review documents, and perform walk-throughs to assess the physical condition of the building's components and systems. The outcome of the assessment is a report of the overall site condition and infrastructure findings for the site and building(s) located on the site. The Legislative Commission will be notified if there are any serious concerns reported.

### REPORT

The purpose of the report is to provide a documentary framework to assist the agency and SPWD in optimizing and maintaining the physical condition of the state's building portfolio; develop capital budgets and prioritize resources. Agencies may find it helpful in calculating funding required to meet future budgetary needs. Additionally, it augments SPWDs Capital Improvement Program's (CIP) planning phase.

Projects are identified and categorized under the building management systems listed below (Figure 1.) and assigned a priority (Figure 2.) and a status (Figure 3.).

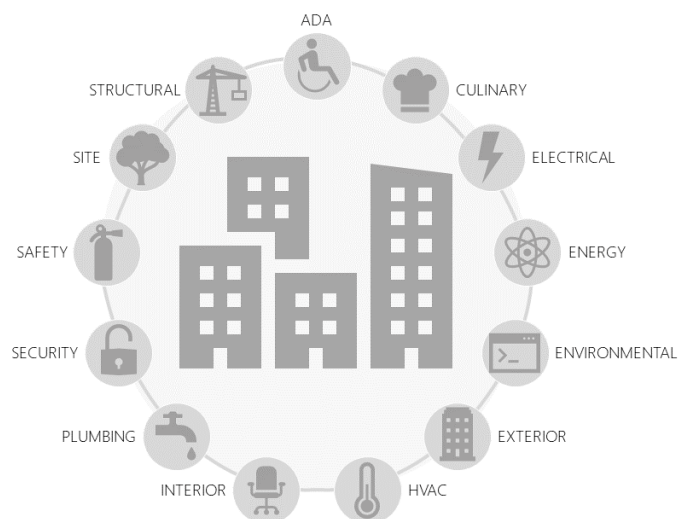
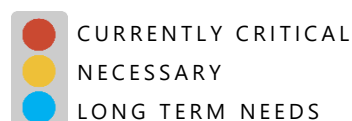


FIGURE 2.





The STATUS of a project can be:

FIGURE 3.

COMPLETED	Project has finished.
IN PROGRESS	Project is on-going.
CANCELED	Project was dropped.
DEFERRED	Project has been postponed.
NEW	Project is new, discovered and written during a site survey.

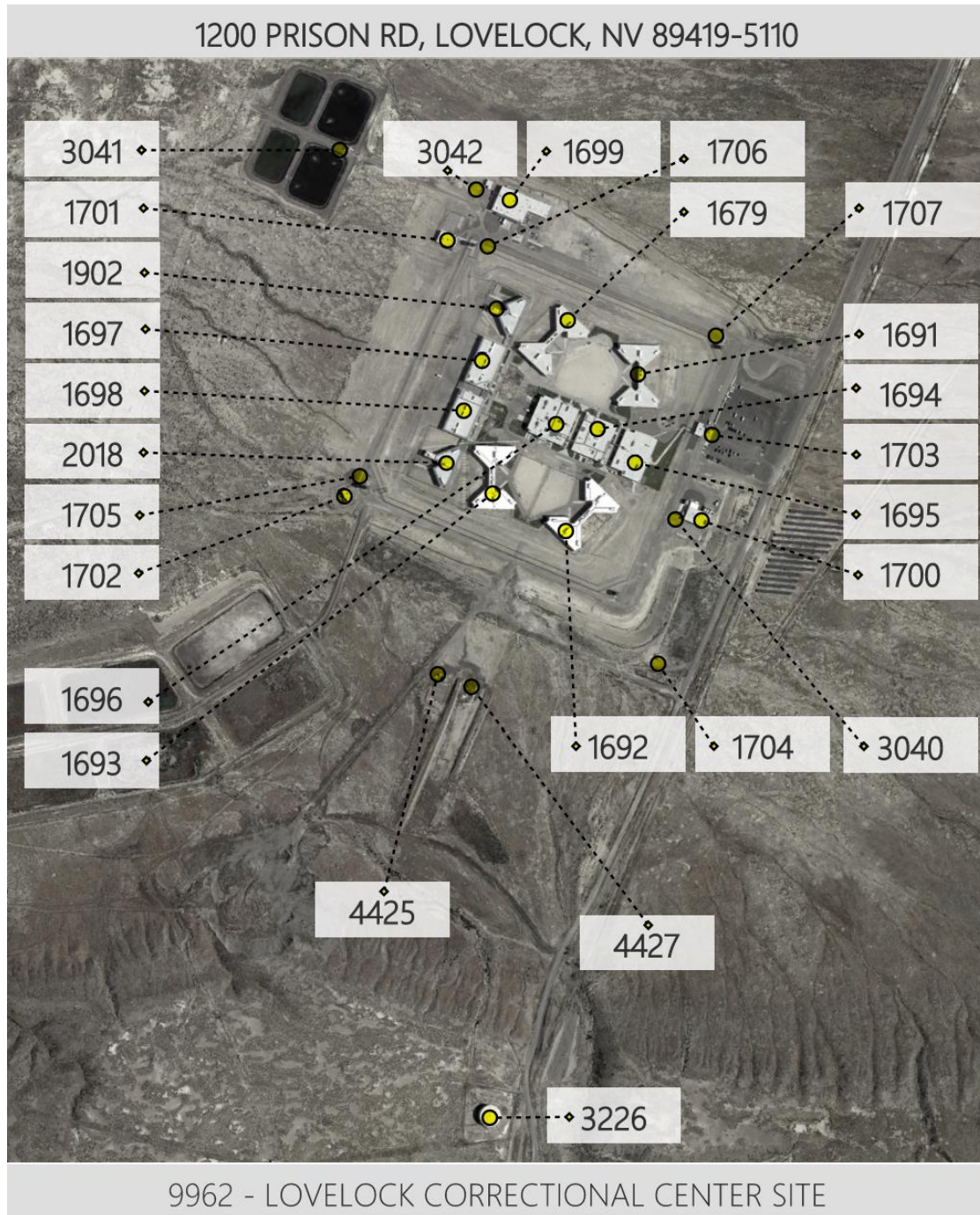
The appendices provide supplementary material for a more comprehensive understanding of priority categorization, cost estimates and facility management standards.

APPENDIX A	PROJECT IDENTIFICATION (ID) CATEGORIES
APPENDIX B	MAINTENANCE PROJECTS AND COST ESTIMATES
APPENDIX C	FACILITY CONDITION INDEX
APPENDIX D	PROJECT PRIORITY CLASSIFICATIONS
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APPENDIX H	REVISION HISTORY

## DISCLAIMER

1. The report was prepared by the SPWD under the authority of NRS 341.128 for use as a planning resource.
2. The report does not guarantee funding and should not be used for budgetary purposes.
3. Qualified individuals should develop the overall project's budget estimate and scope.
4. The actual overall project costs will vary from those reported after the final scope and budgets are developed.
5. This report provides estimated hard costs (construction) and excludes soft costs (project) such as consultant fees, permit fees, and FF&E (furniture, fixtures, equipment).
6. Materials and costs noted here may be affected by new methods of construction, agency projects, and individual projects, as well as pending and proposed Capital Improvement Projects (CIP).
7. The deficiencies outlined in this report were noted in a visual survey, they do not represent the cost of a complete facility renovation or routine maintenance costs.

## SITE MAP



## SITE MAP

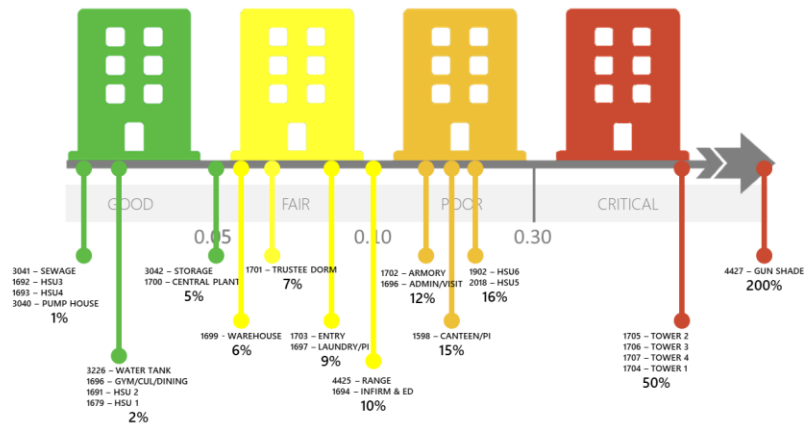
### 1200 PRISON RD, LOVELOCK, NV 89419-5110

BLDG #	NAME	YR BUILT	SQ FT	STATUS
1679	HOUSING UNIT 1	1993	44,500	OCCUPIED
1691	HOUSING UNIT 2	1993	44,500	OCCUPIED
1692	HOUSING UNIT 3	1997	44,500	OCCUPIED
1693	HOUSING UNIT 4	1997	44,500	OCCUPIED
1694	BLDG. 02-INFIRMARY & EDUCATION	1993	27,000	OCCUPIED
1695	BLDG. 01-ADMINISTRATION & VISITING	1993	30,700	OCCUPIED
1696	BLDG. 03-GYM/CULINARY/DINING	1993	32,000	OCCUPIED
1697	BLDG. 04-LAUNDRY/PRISON INDUSTRY	1993	27,000	OCCUPIED
1698	BLDG. 05-CANTEEN/PRISON INDUSTRY	1993	24,700	OCCUPIED
1699	BLDG. 06-WAREHOUSE/MAINTENANCE	1993	23,000	OCCUPIED
1700	BLDG. 07-CENTRAL PLANT	1993	7,400	OCCUPIED
1701	BLDG. 08-TRUSTEE DORMITORY	1993	3,700	OCCUPIED
1702	BLDG. 09-ARMORY	1993	1,275	OCCUPIED
1703	BLDG. 10-ENTRY	1993	1,515	OCCUPIED
1704	TOWER 1	1993	402	OCCUPIED
1705	TOWER 2	1993	402	OCCUPIED
1706	TOWER 3	1993	402	OCCUPIED
1707	TOWER 4	1993	402	OCCUPIED
1902	HOUSING UNIT 6	1997	23,000	OCCUPIED
2018	HOUSING UNIT 5	1997	23,000	OCCUPIED
3040	FIRE PUMP HOUSE	1993	192	OCCUPIED
3041	SEWAGE GRINDER SHELTER	0	160	OCCUPIED
3042	STORAGE BUILDING	2007	676	OCCUPIED
3226	LCC WATER TANK 1	1992		OCCUPIED
4425	PISTOL RANGE BUILDING	2010	320	OCCUPIED
4427	GUN RANGE SHADE STRUCTURE	1995	270	OCCUPIED
9962	LOVELOCK CORRECTIONAL CENTER SITE	1993		OCCUPIED
027	TOTAL # OF BLDGS			

### 9962 - LOVELOCK CORRECTIONAL CENTER SITE

## FACILITY CONDITION INDEX (FCI)

### GRAPH



FCI is the total cost of necessary building repairs and renewal divided by the current cost of replacing the building. Each building's FCI score reflects the current condition of the building: *good*, *fair*, *poor*, or *critical*. It is normal to see buildings in all stages of condition.

The graph on the left shows the FCI for each building at the LOVELOCK CORRECTIONAL CENTER SITE.

The percentages shown in the graph to the left were calculated using the figures in the report below.

# DATA

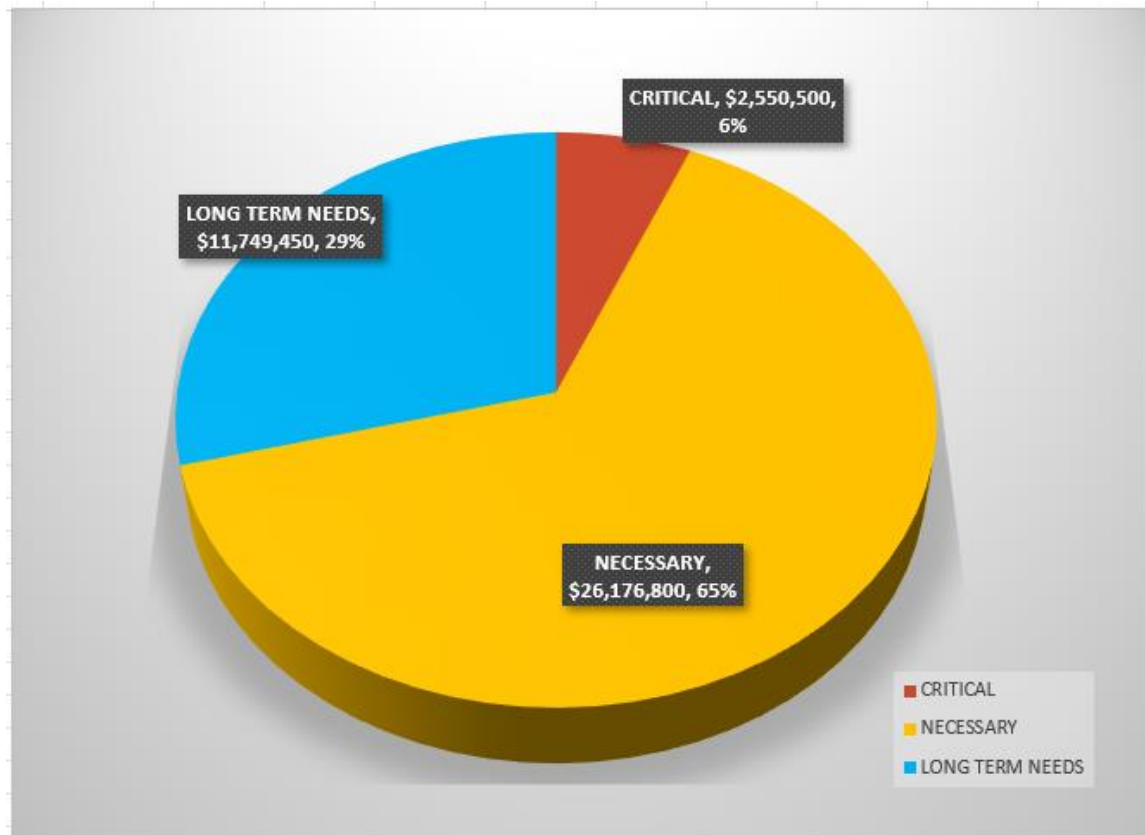
SITE #: 9962

SURVEY DT	BLDG #	NAME	YR BUILT	SQ FT	PRIORITY CLASSES			PR CLASS	COST TO REPLACE	FCI
					CRITICAL (1) COST	NECESSARY (2) COST	LONG TERM (3) COST			
4/4/2023	9962	LOVELOCK CORRECTIONAL CENTER SITE	1993		\$2,483,500	\$7,203,100	\$9,840,000	\$19,526,600		0%
4/4/2023	3041	SEWAGE GRINDER SHELTER	0	160	\$0	\$0	\$800	\$800	\$112,000	1%
4/4/2023	1692	HOUSING UNIT 3	1997	44500	\$0	\$320,000	\$89,000	\$409,000	\$35,600,000	1%
4/4/2023	1693	HOUSING UNIT 4	1997	44500	\$0	\$320,000	\$89,000	\$409,000	\$35,600,000	1%
4/4/2023	3040	FIRE PUMP HOUSE	1993	192	\$0	\$0	\$1,900	\$1,900	\$153,600	1%
4/4/2023	3226	LCC WATER TANK 1	1992		\$0	\$10,000	\$0	\$10,000	\$579,000	2%
4/4/2023	1696	BLDG. 03-GYM/CULINARY/DINING	1993	32000	\$0	\$247,500	\$224,000	\$471,500	\$22,400,000	2%
4/4/2023	1691	HOUSING UNIT 2	1993	44500	\$0	\$672,000	\$89,000	\$761,000	\$35,600,000	2%
4/4/2023	1679	HOUSING UNIT 1	1993	44500	\$0	\$672,000	\$89,000	\$761,000	\$35,600,000	2%
4/4/2023	3042	STORAGE BUILDING	2007	676	\$0	\$6,800	\$0	\$6,800	\$135,200	5%
4/4/2023	1700	BLDG. 07-CENTRAL PLANT	1993	7400	\$37,500	\$155,400	\$74,000	\$266,900	\$5,180,000	5%
4/4/2023	1699	BLDG. 06-WAREHOUSE/MAINTENANCE	1993	23000	\$11,500	\$699,000	\$184,000	\$894,500	\$16,100,000	6%
4/4/2023	1701	BLDG. 08-TRUSTEE DORMITORY	1993	3700	\$0	\$122,700	\$37,000	\$159,700	\$2,275,500	7%
4/4/2023	1703	BLDG. 10-ENTRY	1993	1515	\$0	\$76,800	\$18,175	\$94,975	\$1,060,500	9%
4/4/2023	1697	BLDG. 04-LAUNDRY/PRISON INDUSTRY	1993	27000	\$0	\$1,613,000	\$140,400	\$1,753,400	\$18,900,000	9%
3/28/2024	4425	PISTOL RANGE BUILDING	2010	320	\$0	\$5,000	\$0	\$5,000	\$50,000	10%
4/4/2023	1694	BLDG. 02-INFIRMARY & EDUCATION	1993	27000	\$7,500	\$1,775,000	\$189,000	\$1,971,500	\$18,900,000	10%
4/4/2023	1702	BLDG. 09-ARMORY	1993	1275	\$0	\$90,000	\$15,275	\$105,275	\$892,500	12%

SITE #: 9962

SURVEY DT	BLDG #	NAME	YR BUILT	SQ FT	PRIORITY CLASSES			PR CLASS	COST TO REPLACE	FCI
					CRITICAL (1) COST	NECESSARY (2) COST	LONG TERM (3) COST			
4/4/2023	1695	BLDG. 01-ADMINISTRATION & VISITING	1993	30700	\$10,500	\$2,460,300	\$214,900	\$2,685,700	\$21,490,000	12%
4/4/2023	1698	BLDG. 05-CANTEEN/PRISON INDUSTRY	1993	24700	\$0	\$2,306,200	\$247,000	\$2,553,200	\$17,290,000	15%
4/4/2023	1902	HOUSING UNIT 6	1997	23000	\$0	\$2,979,000	\$46,000	\$3,025,000	\$18,400,000	16%
4/4/2023	2018	HOUSING UNIT 5	1997	23000	\$0	\$2,864,000	\$161,000	\$3,025,000	\$18,400,000	16%
4/4/2023	1705	TOWER 2	1993	402	\$0	\$405,000	\$0	\$405,000	\$804,000	50%
4/4/2023	1706	TOWER 3	1993	402	\$0	\$405,000	\$0	\$405,000	\$804,000	50%
4/4/2023	1707	TOWER 4	1993	402	\$0	\$405,000	\$0	\$405,000	\$804,000	50%
4/4/2023	1704	TOWER 1	1993	402	\$0	\$405,000	\$0	\$405,000	\$804,000	50%
3/27/2024	4427	GUN RANGE SHADE STRUCTURE	1995	270	\$0	\$100,000	\$0	\$100,000	\$50,000	200%
TOTALS:				405,516	\$2,550,500	\$26,317,800	\$11,749,450	\$40,617,750	\$307,984,300	13%

## COST BREAKDOWN BY PRIORITY



The percentages shown in the chart above were calculated using the figures in the PROJECTS BY PRIORITY section listed below. The chart above represents costs for the entire site.

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
1	Currently Critical	Immediate to 2
2	Necessary – Not Yet Critical	2 to 4
3	Long Term Needs	4 to 10

## PROJECTS BY PRIORITY

### PRIORITY 1 – CURRENTLY CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
1694	1694ADA1	NEW	DUAL LEVEL DRINKING FOUNTAIN INSTALLATION	7,500.00
1695	1695ADA2	DEFERRED	DUAL LEVEL DRINKING FOUNTAIN INSTALLATION	7,500.00
1695	1695ADA3	DEFERRED	ADA RESTROOM / SIGNAGE	3,000.00
1699	1699SFT1	NEW	EXIT SIGN AND EGRESS LIGHTING INSTALLATION	10,000.00
1699	1699SFT2	NEW	FIRE EXTINGUISHER INSTALLATION	1,500.00
1700	1700ENV1	DEFERRED	PROVIDE HAZARDOUS MATERIALS CONTAINMENT	37,500.00
9962	9962ENV2	NEW	UNDERGROUND FUEL TANK REMOVAL AND REPLACEMENT	1,066,000.00
9962	9962SFT2	NEW	FIRE ALARM REPLACEMENT	1,417,500.00
				<b>\$2,550,500.00</b>

### PRIORITY 2 – NECESSARY, NOT YET CRITICAL

BLDG #	PROJECT #	STATUS	DESC	COST
1679	1679HVA1	NEW	HVAC SYSTEMS REPLACEMENT	97,500.00
1679	1679INT1	DEFERRED	INTERIOR FINISHES	222,500.00
1679	1679INT3	NEW	FLOORING REPLACEMENT	352,000.00
1691	1691HVA1	NEW	HVAC SYSTEMS REPLACEMENT	97,500.00
1691	1691INT1	DEFERRED	INTERIOR FINISHES	222,500.00
1691	1691INT3	NEW	FLOORING REPLACEMENT	352,000.00
1692	1692HVA1	NEW	HVAC SYSTEMS REPLACEMENT	97,500.00
1692	1692INT1	DEFERRED	INTERIOR FINISHES	222,500.00
1693	1693HVA1	NEW	HVAC SYSTEMS REPLACEMENT	97,500.00
1693	1693INT1	DEFERRED	INTERIOR FINISHES	222,500.00
1694	1694HVA1	NEW	HVAC SYSTEMS REPLACEMENT	1,718,000.00
1694	1694INT1	DEFERRED	FLOORING REPLACEMENT	57,000.00
1695	1695EXT4	NEW	WINDOW SYSTEMS REPLACEMENT	139,300.00
1695	1695HVA1	NEW	HVAC SYSTEMS REPLACEMENT	1,922,000.00
1695	1695INT1	DEFERRED	FLOORING REPLACEMENT	399,000.00
1696	1696HVA1	NEW	HVAC SYSTEMS REPLACEMENT	247,500.00
1697	1697EXT1	DEFERRED	ROOF REPLACEMENT	567,000.00
1697	1697HVA1	NEW	HVAC SYSTEMS REPLACEMENT	1,046,000.00
1698	1698EXT1	DEFERRED	ROOF REPLACEMENT	518,700.00
1698	1698HVA1	NEW	HVAC SYSTEMS REPLACEMENT	1,787,500.00
1699	1699ENV1	DEFERRED	DUST COLLECTION & FUME EXTRACTION SYSTEMS INSTALLATION	60,000.00
1699	1699EXT1	DEFERRED	ROOF REPLACEMENT	483,000.00
1699	1699EXT3	NEW	LOADING DOCK REFURBISHMENT	141,000.00
1699	1699SIT2	NEW	EROSION CONTROL	15,000.00



BLDG #	PROJECT #	STATUS	DESC	COST
1700	1700EXT1	DEFERRED	ROOF REPLACEMENT	155,400.00
1701	1701EXT1	DEFERRED	ROOF REPLACEMENT	77,700.00
1701	1701HVA1	NEW	HVAC ROOTOP REPLACEMENT	45,000.00
1702	1702EXT1	DEFERRED	ROOF REPLACEMENT	26,800.00
1702	1702HVA1	NEW	HVAC ROOTOP REPLACEMENT	45,000.00
1702	1702INT2	NEW	FLOORING REPLACEMENT	18,200.00
1703	1703EXT1	DEFERRED	ROOF REPLACEMENT	31,800.00
1703	1703HVA1	NEW	HVAC ROOTOP REPLACEMENT	45,000.00
1704	1704INT4	NEW	TOWER REFURBISHMENT	405,000.00
1705	1705INT3	NEW	TOWER REFURBISHMENT	405,000.00
1706	1706INT3	NEW	TOWER REFURBISHMENT	405,000.00
1707	1707INT4	NEW	TOWER REFURBISHMENT	405,000.00
1902	1902EXT1	DEFERRED	ROOF REPLACEMENT	241,500.00
1902	1902HVA1	NEW	HVAC SYSTEMS REPLACEMENT	2,179,700.00
1902	1902INT1	DEFERRED	INTERIOR FINISHES	115,000.00
			PLUMBING FIXTURE CONTROLS	
1902	1902PLM3	NEW	REPLACEMENT	442,800.00
2018	2018EXT1	DEFERRED	ROOF REPLACEMENT	241,500.00
2018	2018HVA1	NEW	HVAC SYSTEMS REPLACEMENT	2,179,700.00
			PLUMBING FIXTURE CONTROLS	
2018	2018PLM3	NEW	REPLACEMENT	442,800.00
3042	3042EXT1	DEFERRED	EXTERIOR FINISHES	6,800.00
3226	3226ENV1	NEW	WATER TANK INPSECTION	10,000.00
4425	4425EXT1	NEW	EXTERIOR FINISHES	5,000.00
4427	4427EXT1	NEW	SHADE STRUCTURE REPLACEMENT	100,000.00
9962	9962PLM4	NEW	SHOWER REPLACEMENT SITEWIDE	4,857,200.00
9962	9962SEC2	IN PROGRESS	VIDEO SECURITY SYSTEM UPGRADE	1,913,300.00
			PATCH, CRACK & SLURRY SEAL ASPHALT	
9962	9962SIT4	NEW	PAVING	432,600.00
				<b>\$26,317,800.00</b>

**PRIORITY 3 – LONG TERM NEEDS**

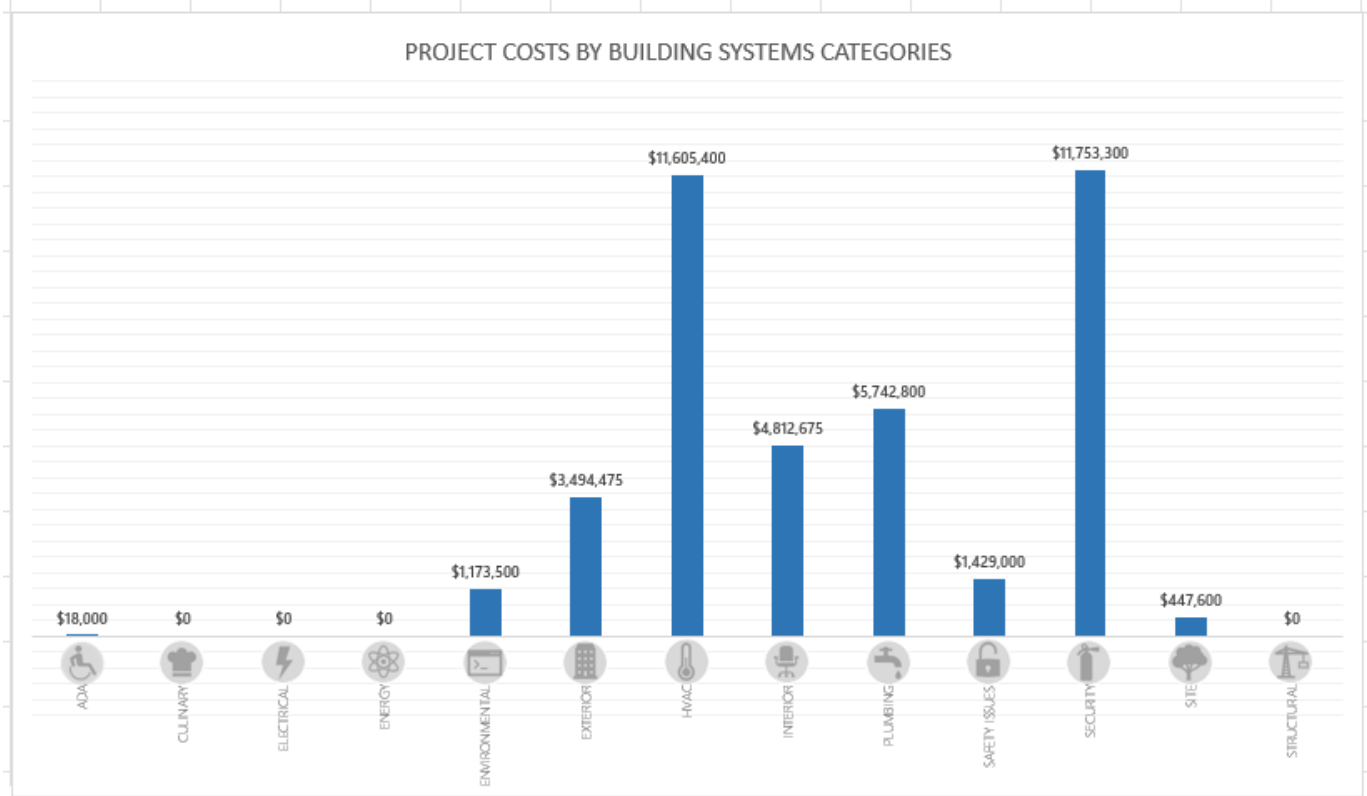
BLDG #	PROJECT #	STATUS	DESC	COST
1679	1679EXT2	DEFERRED	EXTERIOR FINISHES	89,000.00
1691	1691EXT2	DEFERRED	EXTERIOR FINISHES	89,000.00
1692	1692EXT2	DEFERRED	EXTERIOR FINISHES	89,000.00
1693	1693EXT2	DEFERRED	EXTERIOR FINISHES	89,000.00
1694	1694EXT2	DEFERRED	EXTERIOR FINISHES	54,000.00
1694	1694INT2	DEFERRED	INTERIOR FINISHES	135,000.00
1695	1695EXT2	DEFERRED	EXTERIOR FINISHES	61,400.00
1695	1695INT2	DEFERRED	INTERIOR FINISHES	153,500.00
1696	1696EXT2	DEFERRED	EXTERIOR FINISHES	64,000.00
1696	1696INT1	DEFERRED	INTERIOR FINISHES	160,000.00
1697	1697EXT2	DEFERRED	EXTERIOR FINISHES	5,400.00
1697	1697INT1	DEFERRED	INTERIOR FINISHES	135,000.00
1698	1698EXT2	DEFERRED	EXTERIOR FINISHES	123,500.00

BLDG #	PROJECT #	STATUS	DESC	COST
1698	1698INT1	DEFERRED	INTERIOR FINISHES	123,500.00
1699	1699EXT2	DEFERRED	EXTERIOR FINISHES	69,000.00
1699	1699INT1	DEFERRED	INTERIOR FINISHES	115,000.00
1700	1700EXT2	DEFERRED	EXTERIOR FINISHES	37,000.00
1700	1700INT3	NEW	INTERIOR FINISHES	37,000.00
1701	1701EXT2	DEFERRED	EXTERIOR FINISHES	18,500.00
1701	1701INT1	DEFERRED	INTERIOR FINISHES	18,500.00
1702	1702EXT2	DEFERRED	EXTERIOR FINISHES	8,900.00
1702	1702INT1	DEFERRED	INTERIOR FINISHES	6,375.00
1703	1703EXT2	DEFERRED	EXTERIOR FINISHES	7,575.00
1703	1703INT1	DEFERRED	INTERIOR FINISHES	10,600.00
1902	1902EXT2	DEFERRED	EXTERIOR FINISHES	46,000.00
2018	2018EXT2	DEFERRED	EXTERIOR FINISHES	46,000.00
2018	2018INT1	DEFERRED	INTERIOR FINISHES	115,000.00
3040	3040EXT1	DEFERRED	EXTERIOR FINISHES	1,900.00
3041	3041EXT1	DEFERRED	EXTERIOR FINISHES	800
			REPLACE DOOR LOCKS AND CONTROLS	
9962	9962SEC3	NEW	SITEWIDE	9,840,000.00
				\$11,749,450.00
			<b>GRAND TOTAL</b>	<b>\$40,617,750.00</b>

## CONSTRUCTION PROJECT PORTFOLIO BY SITE/BUILDING

### DISCLAIMER

7. The deficiencies outlined in this report were noted in a visual survey, they do not represent the cost of a complete facility renovation or routine maintenance costs.



## 9962 – LOVELOCK CORRECTIONAL CENTER SITE **OCCUPIED**

### FACILITY USAGE: SITE-GENERAL

CONSTRUCTION TYPE		
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	0%	0%
OCCUPANCY TYPE	- %	- %

#### STATISTICS



BUILT	1993
AGE	31 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	-
FLOORS	0
BASEMENT?	No
LONGITUDE /LATITUDE	40.222960 / -118.386160
REPLACEMENT COST	-
COST PER SF	-
FACILITY CONDITION INDEX	0.00


The Lovelock Correctional Center (LCC) is located off of Interstate 80, approximately 5 miles North of Lovelock, Nevada. It is a well maintained facility consisting of approximately 640 acres of which approximately 100 acres is developed and maintained. The site has approximately 400,000 square feet of building space. It was constructed in two phases. The first was completed in 1993 and the second in 1997. There is a large paved parking area with designated ADA accessible parking for employees and the public, a paved access road to the maintenance and shipping area buildings, and an access road which circles the facility. There are also two large settling ponds and a sewage grinder on site. Significant site improvements have been done including but not limited to: High mast lighting replacement (21-S08), Replacement of the entire underground chilled & hot water piping (19-M10) and other improvements specific to each building.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	2	\$2,483,500.00
2	3	\$7,203,100.00
3	1	\$9,840,000.00
TOTALS	6	\$19,526,600.00

9962 LOVELOCK CORRECTIONAL CENTER SITE

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	9962ENV2 - ENVIRONMENTAL	STATUS	1/18/2024	NEW

UNDERGROUND FUEL TANK REMOVAL AND REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The three underground fuel tanks appear to be original construction installed in 1993. The fuel monitoring system, tank and fuel piping inspections have failed inspection tests and a 2nd notice of violation from NDEP has been logged. The fuel dispensing systems are also original and have reached the end of their service life. Due to the existing conditions, the entire system is recommended to be replaced with an above ground fuel storage system suitable for a corrections site. Soil contaminant removal and remediation are not included in this estimate.	1	PKG	\$1,066,000.00	-
				

9962 LOVELOCK CORRECTIONAL CENTER SITE

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	9962SFT2 - SAFETY ISSUES	STATUS	3/26/2024	NEW

FIRE ALARM REPLACEMENT


	QUANTITY	UNITS	TOTAL	SF COST
The fire alarm systems site wide have systemic communication problems. Portions of the equipment are obsolete and in disrepair. In addition, the fire pump communication and control equipment and building flow switch devices that interface with the fire alarm systems are also failing. A complete replacement is needed.	405000	SF	\$1,417,500.00	-



9962 LOVELOCK CORRECTIONAL CENTER SITE

		PRIORITY	2 - Two to Four Years	
PROJECT #	9962PLM4 - PLUMBING	STATUS	1/18/2024	NEW

SHOWER REPLACEMENT SITEWIDE


	QUANTITY	UNITS	TOTAL	SF COST
The shower stalls in all housing units have reached the end of their serviceable life. They are difficult to maintain and are easily damaged. This project recommends to replace all 120 shower stalls with stainless steel enclosures, new fixtures with water controls and epoxy flooring in the shower areas.	1	PKG	\$4,857,200.00	-
				



9962 LOVELOCK CORRECTIONAL CENTER SITE

		PRIORITY	2 - Two to Four Years	
PROJECT #	9962SEC2 - SECURITY	STATUS	1/17/2024	IN PROGRESS

VIDEO SECURITY SYSTEM UPGRADE


	QUANTITY	UNITS	TOTAL	SF COST
<p>The site video security system is outdated and should be scheduled for replacement. The cameras have been removed or do not function on several of the buildings and there are blind spots in the coverage that should be addressed. This project addresses replacement of the cameras and controls at the site with all digital equipment as well as sufficient storage capacity.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 7/10/2003 and 03/09/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/04/2023.</p> <p>This project is in design under CIP 23-M14 and the estimate is based off that project.</p>	1	PKG	\$1,913,300.00	-
				



9962 LOVELOCK CORRECTIONAL CENTER SITE

		PRIORITY	2 - Two to Four Years	
PROJECT #	9962SIT4 - SITE ISSUES	STATUS	1/17/2024	NEW

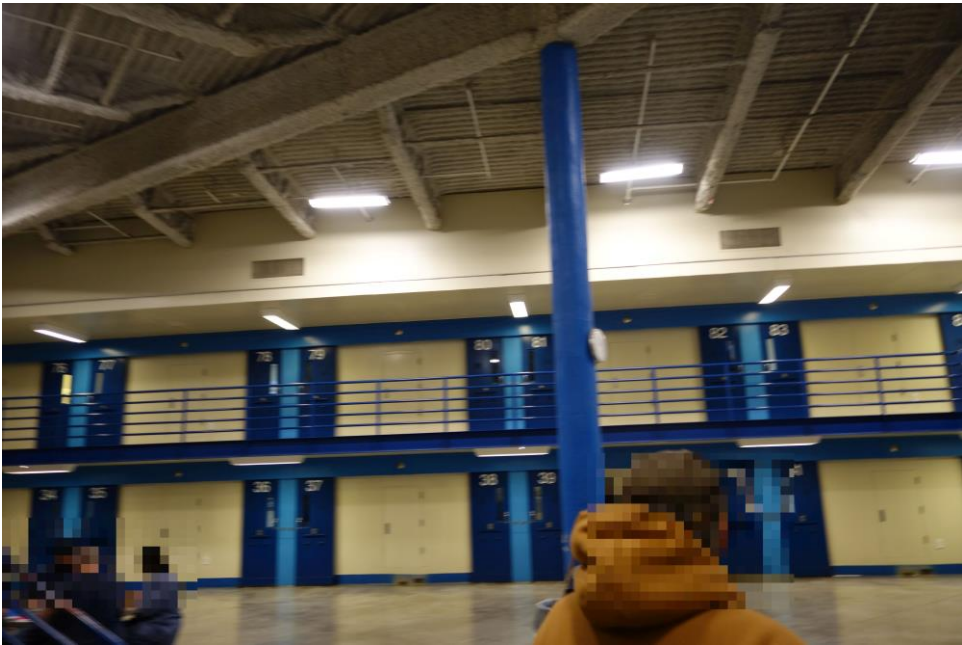
PATCH, CRACK & SLURRY SEAL ASPHALT PAVING

	QUANTITY	UNITS	TOTAL	SF COST
It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving site wide including access roads, parking areas, the maintenance yard, and the basketball court at Building #8. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 325,000 square feet of asphalt area was used to generate this estimate.	325000	SF	\$432,600.00	-
				

9962 LOVELOCK CORRECTIONAL CENTER SITE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	9962SEC3 - SECURITY	STATUS	1/22/2024	NEW

REPLACE DOOR LOCKS AND CONTROLS SITEWIDE

	QUANTITY	UNITS	TOTAL	SF COST
The Housing Unit cell door locks and controls are approaching 8 years in service and should be planned for replacement in 6 - 8 years. The previous replacement was done under CIP's 13-MO6 & 15-M04. This project will replace the intercoms, locks and controls for the doors in all housing units including gate controls and software licensing.	1	PKG	\$9,840,000.00	-
				

## 1679 – HOUSING UNIT 1 OCCUPIED

### FACILITY USAGE: INSTITUTIONAL HOUSING

CONSTRUCTION TYPE	I-A Fire Resistive Non-combustible (high-rise, Group I)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Tilt-up Concrete	- %
OCCUPANCY TYPE	100% I-3 Prisons, reformatories	- %

#### STATISTICS



BUILT	1993
AGE	31 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	44,500
FLOORS	2
BASEMENT?	No
LONGITUDE /LATITUDE	40.223992 / -118.388664
REPLACEMENT COST	\$35,600,000.00
COST PER SF	\$ 800.00
FACILITY CONDITION INDEX	2.14

Housing Unit 1 is a two tiered tilt-up concrete structure with a single-ply roofing system on a concrete foundation. The roofing system was replaced in 2021 that includes a 20 year warranty. It also has a common shower area in each of the two housing wings including one ADA accessible shower stall. The HVAC system consists of a 4 pipe closed loop hot and chilled water systems, supplied by the Central Plant which feeds roof mounted and interior air handler units . The hot water loop provides both space conditioning and domestic hot water needs. The chilled water loop provides space conditioning for the administrative spaces while the main housing units are conditioned by evaporative cooling. The large rooftop air handling units were replaced under CIP 13-M12, however the balance of mechanical equipment is original construction. The building has an inmate capacity of 332 and contains a sally port, control pod, and an activity wing with caseworker offices.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	3	\$672,000.00
3	1	\$89,000.00
TOTALS	4	\$761,000.00

1679 HOUSING UNIT 1

		PRIORITY	2 - Two to Four Years	
PROJECT #	1679HVA1 - HVAC	STATUS	1/18/2024	NEW

HVAC SYSTEMS REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
	1	PKG	\$97,500.00	\$ 2.00


The large rooftop air handling units were replaced approximately 6 years ago. However the balance of smaller AHU's, exhaust fans and VAV boxes with re-heat coils are original and have reached the end of their useful life. This project recommends replacement of the balance of mechanical equipment including fan coil units, exhaust fans, reheat coils.



## 1679 HOUSING UNIT 1

		PRIORITY	2 - Two to Four Years	
PROJECT #	1679INT1 - BUILDING INTERIOR	STATUS	11/14/2023	DEFERRED

### INTERIOR FINISHES


	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes are in poor condition. This project would provide funding to maintain the interior of the building. Included in the cost is painting the walls and ceilings, sealing the exposed masonry, repairing cracks in the masonry and replacing grout and caulk as needed. An epoxy-based paint should be utilized in wet areas for durability. It is recommended that the interior of the building be painted, sealed and repaired in the next 2 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	44500	SF	\$222,500.00	\$ 5.00
<div> <p>On the day of the survey, interior pictures were only taken in Housing Unit 1 due to site logistics.</p>  <p><b>No Image Available</b></p> </div>				



1679 HOUSING UNIT 1

		PRIORITY	2 - Two to Four Years	
PROJECT #	1679INT3 - BUILDING INTERIOR	STATUS	3/28/2024	NEW

FLOORING REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The concrete floor coating is damaged and reaching the end of its useful life. It is recommended that the concrete be stripped and re-coated with an epoxy based coating. This project would provide for prepping the concrete and applying a new epoxy coat in the next 2 - 3 years.	44500	SF	\$352,000.00	\$ 8.00
<div>On the day of the survey, interior pictures were only taken in Housing Unit 1 due to site logistics.</div> <div><p>No Image Available</p></div>				

## 1679 HOUSING UNIT 1

		PRIORITY	3 - Four to Ten Years	
PROJECT #	1679EXT2 - BUILDING EXTERIOR	STATUS	11/15/2023	DEFERRED

### EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost are cleaning and sealing the concrete walls, painting the window frames and flashing and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	44500	SF	\$89,000.00	\$ 2.00
				

## 1691 – HOUSING UNIT 2 OCCUPIED

### FACILITY USAGE: INSTITUTIONAL HOUSING

CONSTRUCTION TYPE	I-A Fire Resistive Non-combustible (high-rise, Group I)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Tilt-up Concrete	- %
OCCUPANCY TYPE	100% I-3 Prisons, reformatories	- %

#### STATISTICS



BUILT	1993
AGE	31 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	44,500
FLOORS	2
BASEMENT?	No
LONGITUDE /LATITUDE	40.223556 / -118.387326
REPLACEMENT COST	\$35,600,000.00
COST PER SF	\$ 800.00
FACILITY CONDITION INDEX	2.14

Housing Unit 2 is a two tiered tilt-up concrete structure with a single-ply roofing system on a concrete foundation. The roofing system was replaced in 2021 that includes a 20 year warranty. It also has a common shower area in each of the two housing wings including one ADA accessible shower stall. The HVAC system consists of a 4 pipe closed loop hot and chilled water systems, supplied by the Central Plant which feeds roof mounted and interior air handler units. The hot water loop provides both space conditioning and domestic hot water needs. The chilled water loop provides space conditioning for the administrative spaces while the main housing units are conditioned by evaporative cooling. The large rooftop air handling units were replaced under CIP 13-M12, however the balance of mechanical equipment is original construction. The building has an inmate capacity of 332 and contains a sally port, control pod, and an activity wing with caseworker offices.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	3	\$672,000.00
3	1	\$89,000.00
TOTALS	4	\$761,000.00



1691 HOUSING UNIT 2

		PRIORITY	2 - Two to Four Years	
PROJECT #	1691HVA1 - HVAC	STATUS	1/19/2024	NEW

HVAC SYSTEMS REPLACEMENT


	QUANTITY	UNITS	TOTAL	SF COST
The large rooftop air handling units were replaced approximately 6 years ago. However the balance of smaller AHU's, exhaust fans and VAV boxes with re-heat coils are original and have reached the end of their useful life. This project recommends replacement of the balance of mechanical equipment including fan coil units, exhaust fans, reheat coils.	1	PKG	\$97,500.00	\$ 2.00



1691 HOUSING UNIT 2

		PRIORITY	2 - Two to Four Years	
PROJECT #	1691INT1 - BUILDING INTERIOR	STATUS	11/15/2023	DEFERRED


INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes are in poor condition. This project would provide funding to maintain the interior of the building. Included in the cost is painting the walls and ceilings, sealing the exposed masonry, repairing cracks in the masonry and replacing grout and caulk as needed. An epoxy-based paint should be utilized in wet areas for durability. It is recommended that the interior of the building be painted, sealed and repaired in the next 2 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	44500	SF	\$222,500.00	\$ 5.00
<div>On the day of the survey, interior pictures were only taken in Housing Unit 1 due to site logistics.</div> <div><p>No Image Available</p></div>				

1691 HOUSING UNIT 2

		PRIORITY	2 - Two to Four Years	
PROJECT #	1691INT3 - BUILDING INTERIOR	STATUS	3/15/2024	NEW

FLOORING REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The concrete floor sealant is damaged and reaching the end of its useful life. It is recommended that the concrete be stripped and re-sealed in order to extend the concretes' useful life. This project would provide for stripping the concrete and applying a new coat of sealant in the next 2 - 3 years.	44500	SF	\$352,000.00	\$ 8.00
<div>On the day of the survey, interior pictures were only taken in Housing Unit 1 due to site logistics.</div> <div><p>No Image Available</p></div>				

## 1691 HOUSING UNIT 2

		PRIORITY	3 - Four to Ten Years	
PROJECT #	1691EXT2 - BUILDING EXTERIOR	STATUS	11/15/2023	DEFERRED

### EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost are cleaning and sealing the concrete walls, painting the window frames and flashing and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	44500	SF	\$89,000.00	\$ 2.00



## 1692 – HOUSING UNIT 3 OCCUPIED

### FACILITY USAGE: INSTITUTIONAL HOUSING

CONSTRUCTION TYPE	I-A Fire Resistive Non-combustible (high-rise, Group I)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Tilt-up Concrete	- %
OCCUPANCY TYPE	100% I-3 Prisons, reformatories	- %

#### STATISTICS



BUILT	1997
AGE	27 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	44,500
FLOORS	2
BASEMENT?	No
LONGITUDE /LATITUDE	40.221813 / -118.388219
REPLACEMENT COST	\$35,600,000.00
COST PER SF	\$ 800.00
FACILITY CONDITION INDEX	1.15

Housing Unit 3 is a two tiered tilt-up concrete structure with a single-ply roofing system on a concrete foundation. The roofing system was replaced in 2013 that includes a 20 year warranty. It also has a common shower area in each of the two housing wings including one ADA accessible shower stall. The HVAC system consists of a 4 pipe closed loop hot and chilled water systems, supplied by the Central Plant which feeds roof mounted and interior air handler units. The hot water loop provides both space conditioning and domestic hot water needs. The chilled water loop provides space conditioning for the administrative spaces while the main housing units are conditioned by evaporative cooling. The large rooftop air handling units were replaced, however the balance of mechanical equipment is original construction. The building has an inmate capacity of 332 and contains a sally port, control pod, and an activity wing with caseworker offices.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	2	\$320,000.00
3	1	\$89,000.00
TOTALS	3	\$409,000.00

1692 HOUSING UNIT 3

		PRIORITY	2 - Two to Four Years	
PROJECT #	1692HVA1 - HVAC	STATUS	1/22/2024	NEW

HVAC SYSTEMS REPLACEMENT


	QUANTITY	UNITS	TOTAL	SF COST
The large rooftop air handling units were replaced approximately 6 years ago. However the balance of smaller AHU's, exhaust fans and VAV boxes with re-heat coils are original and have reached the end of their useful life. This project recommends replacement of the balance of mechanical equipment including fan coil units, exhaust fans, reheat coils.	1	PKG	\$97,500.00	\$ 2.00



## 1692 HOUSING UNIT 3

		PRIORITY	2 - Two to Four Years	
PROJECT #	1692INT1 - BUILDING INTERIOR	STATUS	11/14/2023	DEFERRED

### INTERIOR FINISHES


	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes are in poor condition. This project would provide funding to maintain the interior of the building. Included in the cost is painting the walls and ceilings, sealing the exposed masonry, repairing cracks in the masonry and replacing grout and caulk as needed. An epoxy-based paint should be utilized in wet areas for durability. It is recommended that the interior of the building be painted, sealed and repaired in the next 2 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	44500	SF	\$222,500.00	\$ 5.00
<div> <p>On the day of the survey, interior pictures were only taken in Housing Unit 1 due to site logistics.</p>  <p><b>No Image Available</b></p> </div>				



1692 HOUSING UNIT 3

		PRIORITY	3 - Four to Ten Years	
PROJECT #	1692EXT2 - BUILDING EXTERIOR	STATUS	11/15/2023	DEFERRED

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost are cleaning and sealing the concrete walls, painting the window frames and flashing and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	44500	SF	\$89,000.00	\$ 2.00
				



## 1693 – HOUSING UNIT 4 OCCUPIED

### FACILITY USAGE: INSTITUTIONAL HOUSING

CONSTRUCTION TYPE	I-A Fire Resistive Non-combustible (high-rise, Group I)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Tilt-up Concrete	- %
OCCUPANCY TYPE	100% I-3 Prisons, reformatories	- %

#### STATISTICS



BUILT	1997
AGE	27 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	44,500
FLOORS	2
BASEMENT?	No
LONGITUDE /LATITUDE	40.222284 / -118.389648
REPLACEMENT COST	\$35,600,000.00
COST PER SF	\$ 800.00
FACILITY CONDITION INDEX	1.15


Housing Unit 4 is a two tiered tilt-up concrete structure with a single-ply roofing system on a concrete foundation. The roofing system was replaced in 2014 that includes a 20 year warranty. It also has a common shower area in each of the two housing wings including one ADA accessible shower stall. The HVAC system consists of a 4 pipe closed loop hot and chilled water systems, supplied by the Central Plant which feeds roof mounted and interior air handler units. The hot water loop provides both space conditioning and domestic hot water needs. The chilled water loop provides space conditioning for the administrative spaces while the main housing units are conditioned by evaporative cooling. The large rooftop air handling units were replaced, however the balance of mechanical equipment is original construction. The building has an inmate capacity of 332 and contains a sally port, control pod, and an activity wing with caseworker offices.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	2	\$320,000.00
3	1	\$89,000.00
TOTALS	3	\$409,000.00

1693 HOUSING UNIT 4

		PRIORITY	2 - Two to Four Years	
PROJECT #	1693HVA1 - HVAC	STATUS	1/22/2024	NEW


HVAC SYSTEMS REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The large rooftop air handling units were replaced approximately 6 years ago. However the balance of smaller AHU's, exhaust fans and VAV boxes with re-heat coils are original are have reached the end of their useful life. This project recommends replacement of the balance of mechanical equipment including fan coil units, exhaust fans, reheat coils.	1	PKG	\$97,500.00	\$ 2.00
<div>On the day of the survey, interior pictures were only taken in Housing Unit 1 due to site logistics.</div> <div><p>No Image Available</p></div>				

## 1693 HOUSING UNIT 4

		PRIORITY	2 - Two to Four Years	
PROJECT #	1693INT1 - BUILDING INTERIOR	STATUS	11/14/2023	DEFERRED


### INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes are in poor condition. This project would provide funding to maintain the interior of the building. Included in the cost is painting the walls and ceilings, sealing the exposed masonry, repairing cracks in the masonry and replacing grout and caulk as needed. An epoxy-based paint should be utilized in wet areas for durability. It is recommended that the interior of the building be painted, sealed and repaired in the next 2 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	44500	SF	\$222,500.00	\$ 5.00
<div> <p>On the day of the survey, interior pictures were only taken in Housing Unit 1 due to site logistics.</p>  <p><b>No Image Available</b></p> </div>				

1693 HOUSING UNIT 4

		PRIORITY	3 - Four to Ten Years	
PROJECT #	1693EXT2 - BUILDING EXTERIOR	STATUS	11/15/2023	DEFERRED

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost are cleaning and sealing the concrete walls, painting the window frames and flashing and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	44500	SF	\$89,000.00	\$ 2.00
				

## 1694 – BLDG. 02-INFIRMARY & EDUCATION OCCUPIED

### FACILITY USAGE: CLASSROOM

CONSTRUCTION TYPE	I-A Fire Resistive Non-combustible (high-rise, Group I)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Concrete Masonry Units	- %
OCCUPANCY TYPE	100% I-3 Prisons, reformatories	- %

#### STATISTICS



BUILT	1993
AGE	31 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	27,000
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.222793 / -118.388017
REPLACEMENT COST	\$18,900,000.00
COST PER SF	\$ 700.00
FACILITY CONDITION INDEX	10.43

The Infirmary and Education building is a single story concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. The roofing system was replaced in 2020 that includes a 20 year warranty. It has classrooms, a library, computer labs, doctor and dentist offices, exam rooms, cells, and a reception area. The HVAC system consists of a 4 pipe closed loop system which feeds roof mounted air handler units and smaller interior fan coil units. The entire HVAC system is original 1993 construction. There is a unisex staff ADA restroom as well as restrooms and showers for inmates including an ADA shower stall.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	1	\$ 7,500.00
2	2	\$1,775,000.00
3	2	\$189,000.00
TOTALS	5	\$1,971,500.00

1694 BLDG. 02-INFIRMARY & EDUCATION

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	1694ADA1 - ADA	STATUS	1/22/2024	NEW

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
	1	PKG	\$ 7,500.00	\$ 0.00


This building contains water fountains that are not ADA compliant. The 2018 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 2 drinking fountains to meet the ADA requirements. Note that a bottle filler integrated into a drinking fountain does not make the water fountain accessible. If drinking fountains are located in an exit access, it is recommended to review exit access requirements for projections into exit access width.



1694 BLDG. 02-INFIRMARY & EDUCATION

		PRIORITY	2 - Two to Four Years	
PROJECT #	1694HVA1 - HVAC	STATUS	1/22/2024	NEW

HVAC SYSTEMS REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The HVAC equipment is approaching 30 years of operation and has reached the end of it's serviceable life. This project recommends replacement of the air handling units, fan coil units, exhaust fans and reheat coils in the next 2 - 3 years.	1	PKG	\$1,718,000.00	\$ 64.00
				



## 1694 BLDG. 02-INFIRMARY & EDUCATION

PRIORITY	2 - Two to Four Years		
STATUS	11/14/2023	DEFERRED	

PROJECT # 1694INT1 - BUILDING INTERIOR

### FLOORING REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>Approximately 4,000 square feet of the building is covered by carpet and VCT tile. The flooring is showing signs of extreme wear and should be scheduled for replacement. It is recommended that the flooring be replaced with heavy duty commercial grade carpet and VCT tile in the next 2 - 3 years.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 7/10/2003 and 3/17/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/04/2023.</p>	4000	SF	\$57,000.00	\$ 2.00



## 1694 BLDG. 02-INFIRMARY & EDUCATION

PRIORITY	3 - Four to Ten Years		
STATUS	11/15/2023	DEFERRED	

PROJECT # 1694EXT2 - BUILDING EXTERIOR

### EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost are cleaning and sealing the concrete masonry walls, painting the window frames and flashing and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	27000	SF	\$54,000.00	\$ 2.00



## 1694 BLDG. 02-INFIRMARY & EDUCATION

		PRIORITY	3 - Four to Ten Years	
PROJECT #	1694INT2 - BUILDING INTERIOR	STATUS	11/14/2023	DEFERRED

### INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
	27000	SF	\$135,000.00	\$ 5.00

The interior finishes are in fair condition. This project would provide funding to maintain the interior of the building. Included in the cost is painting the walls and ceilings, sealing the exposed masonry, repairing cracks in the masonry and replacing grout and caulk as needed. An epoxy-based paint should be utilized in wet areas for durability. It is recommended that the interior of the building be painted, sealed and repaired in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.



## 1695 – BLDG. 01-ADMINISTRATION & VISITING **OCCUPIED**

### FACILITY USAGE: OFFICE

CONSTRUCTION TYPE	I-A Fire Resistive Non-combustible (high-rise, Group I)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Concrete Masonry Units	- %
OCCUPANCY TYPE	50% I-3 Prisons, reformatories	50% A-3 Having an assembly room with an occupant load of less than 300 without a legitimate stage

#### STATISTICS



BUILT	1993
AGE	31 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	30,700
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.222569 / -118.387404
REPLACEMENT COST	\$21,490,000.00
COST PER SF	\$ 700.00
FACILITY CONDITION INDEX	12.50

The Administration & Visiting building is a single story concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. The roofing system was replaced in 2016 that includes a 20 year warranty. It contains an administrative office, training rooms, visitation area, and central control. The facility has ADA accessible restrooms for staff and visitors. The HVAC system consists of a 4 pipe closed loop system which feeds roof mounted air handler units and smaller interior fan coil units. The entire HVAC system is original 1993 construction.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	2	\$10,500.00
2	3	\$2,460,300.00
3	2	\$214,900.00
TOTALS	7	\$2,685,700.00

## 1695 BLDG. 01-ADMINISTRATION & VISITING

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	1695ADA2 - ADA	STATUS	11/15/2023	DEFERRED

### DUAL LEVEL DRINKING FOUNTAIN INSTALLATION


	QUANTITY	UNITS	TOTAL	SF COST
<p>The visiting area has a water fountain which was not operational at the time of the survey and should be scheduled for replacement. The 2006 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain. The 2006 IBC, ICC/ANSI A117.1 - 2003, NRS 338.180 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) was used as a reference for this project.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 3/17/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/04/2023.</p>	1	PKG	\$ 7,500.00	\$ 0.00
				



## 1695 BLDG. 01-ADMINISTRATION & VISITING

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	1695ADA3 - ADA	STATUS	11/15/2023	DEFERRED


### ADA RESTROOM / SIGNAGE

	QUANTITY	UNITS	TOTAL	SF COST
<p>The restrooms and signage in the visitation area are not fully ADA compliant. This project would provide for proper signage to be installed on the walls adjacent to the restroom and also provide for minor restroom fixture adjustments including relocating the flush valve on the toilet.</p> <p>The 2018 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) was used as a reference for this project.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 3/17/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/04/2023.</p>	1	PKG	\$ 3,000.00	\$ 0.00
				

1695 BLDG. 01-ADMINISTRATION & VISITING

		PRIORITY	2 - Two to Four Years	
PROJECT #	1695EXT4 - BUILDING EXTERIOR	STATUS	3/28/2024	NEW

WINDOW SYSTEMS REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
There are six large window systems, approximately 12' x 9' in size, located on the front and northeast side of the building starting to fail and in need of replacement. The seals are failing allowing air and water infiltration. A repair may be possible if replacement parts are available. It is recommended that a complete replacement is needed. This estimate is based on a complete replacement.	648	SF	\$139,300.00	\$ 5.00
				



1695 BLDG. 01-ADMINISTRATION & VISITING

		PRIORITY	2 - Two to Four Years	
PROJECT #	1695HVA1 - HVAC	STATUS	2/13/2024	NEW

HVAC SYSTEMS REPLACEMENT


	QUANTITY	UNITS	TOTAL	SF COST
The HVAC equipment is approaching 30 years of operation and has reached the end of it's serviceable life. This project recommends replacement of the air handling units, fan coil units, exhaust fans, reheat coils and water heaters in the next 2 - 3 years.	1	PKG	\$1,922,000.00	\$ 63.00



## 1695 BLDG. 01-ADMINISTRATION & VISITING

		PRIORITY	2 - Two to Four Years	
PROJECT #	1695INT1 - BUILDING INTERIOR	STATUS	11/14/2023	DEFERRED

### FLOORING REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The VCT (vinyl composite tile), sheet vinyl and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base, heavy duty sheet vinyl and heavy duty commercial grade carpet in the next 2-3 years.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 7/10/2003 and 3/17/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 4/4/2023.</p>	28000	SF	\$399,000.00	\$ 13.00
				

## 1695 BLDG. 01-ADMINISTRATION & VISITING

PRIORITY	3 - Four to Ten Years		
STATUS	11/15/2023	DEFERRED	

PROJECT # 1695EXT2 - BUILDING EXTERIOR

### EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost are cleaning and sealing the concrete masonry walls, painting the window frames and flashing and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	30700	SF	\$61,400.00	\$ 2.00



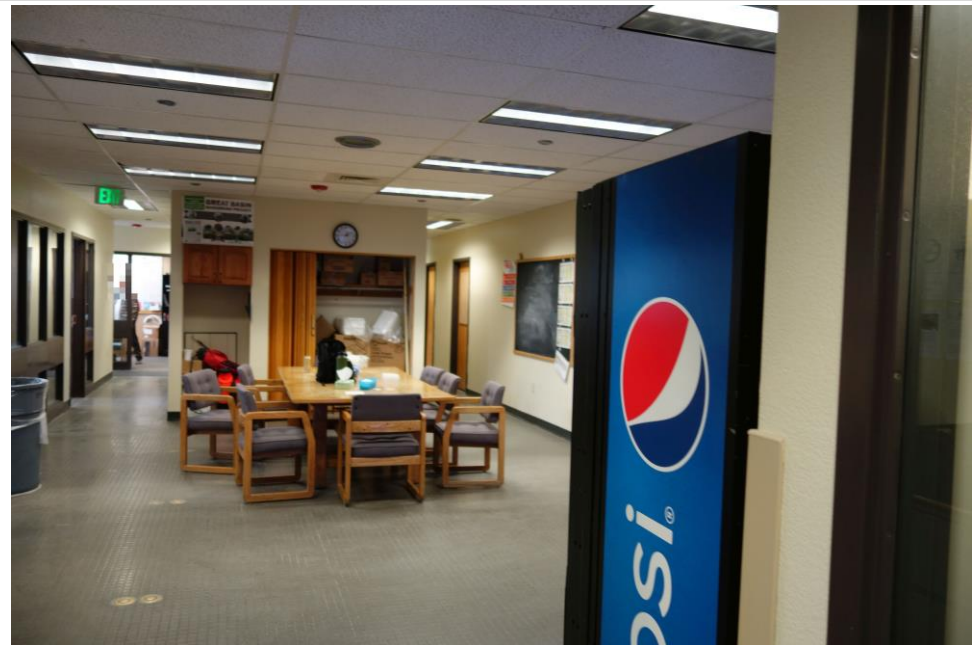
## 1695 BLDG. 01-ADMINISTRATION & VISITING

		PRIORITY	3 - Four to Ten Years	
PROJECT #	1695INT2 - BUILDING INTERIOR	STATUS	11/14/2023	DEFERRED

### INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
	30700	SF	\$153,500.00	\$ 5.00

The interior finishes are in fair condition. This project would provide funding to maintain the interior of the building. Included in the cost is painting the walls and ceilings, sealing the exposed masonry, repairing cracks in the masonry and replacing grout and caulk as needed. An epoxy-based paint should be utilized in wet areas for durability. It is recommended that the interior of the building be painted, 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.





# 1696 – BLDG. 03-GYM/CULINARY/DINING OCCUPIED

## FACILITY USAGE: CULINARY

CONSTRUCTION TYPE	I-A Fire Resistive Non-combustible (high-rise, Group I)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Concrete Masonry Units	- %
OCCUPANCY TYPE	60% I-3 Prisons, reformatories	40% A-3 Having an assembly room with an occupant load of less than 300 without a legitimate stage

### STATISTICS



BUILT	1993
AGE	31 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	32,000
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.222988 / -118.388708
REPLACEMENT COST	\$22,400,000.00
COST PER SF	\$ 700.00
FACILITY CONDITION INDEX	2.10


The Gym/Culinary/Dining building is a single story concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. The roofing system was replaced in 2020 that includes a 20 year warranty. The facility contains a large gymnasium with restrooms and lockers, two dining areas, culinary, bakery and food storage, and the segregation cells. The HVAC system consists of a 4 pipe closed loop system which feeds roof mounted air handler units, make-up air units and smaller interior fan coil units. The rooftop air handling units have been replaced, however the balance of the mechanical system is original 1993 construction. There is a designated staff ADA unisex restroom in the culinary offices area. Building improvements include replacement of the Culinary Refrigeration Systems (15-M10).

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$247,500.00
3	2	\$224,000.00
TOTALS	3	\$471,500.00

1696 BLDG. 03-GYM/CULINARY/DINING

		PRIORITY	2 - Two to Four Years	
PROJECT #	1696HVA1 - HVAC	STATUS	2/13/2024	NEW

HVAC SYSTEMS REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The large rooftop HVAC units have been recently replaced. However, the HVAC equipment located on the interior of the building is approaching 30 years of operation and has reached the end of it's serviceable life. This project recommends replacement of the fancoil units, exhaust fans and reheat coils in the next 2 - 3 years.	1	PKG	\$247,500.00	\$ 8.00
				

1696 BLDG. 03-GYM/CULINARY/DINING

		PRIORITY	3 - Four to Ten Years	
PROJECT #	1696EXT2 - BUILDING EXTERIOR	STATUS	11/15/2023	DEFERRED

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
	32000	SF	\$64,000.00	\$ 2.00

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





## 1696 BLDG. 03-GYM/CULINARY/DINING

		PRIORITY	3 - Four to Ten Years	
PROJECT #	1696INT1 - BUILDING INTERIOR	STATUS	11/14/2023	DEFERRED

### INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes are in fair condition. This project would provide funding to maintain the interior of the building. Included in the cost is painting the walls and ceilings, sealing the exposed masonry, repairing cracks in the masonry and replacing grout and caulk as needed. An epoxy-based paint should be utilized in wet areas for durability. It is recommended that the interior of the building be painted, sealed and repaired in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	32000	SF	\$160,000.00	\$ 5.00



## 1697 – BLDG. 04-LAUNDRY/PRISON INDUSTRY **OCCUPIED**

### FACILITY USAGE: MANUFACTURING

CONSTRUCTION TYPE	I-A Fire Resistive Non-combustible (high-rise, Group I)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Concrete Masonry Units	- %
OCCUPANCY TYPE	100% F-1 Moderate hazard factory & industrial	- %

#### STATISTICS



BUILT	1993
AGE	31 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	27,000
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.223061 / -118.390106
REPLACEMENT COST	\$18,900,000.00
COST PER SF	\$ 700.00
FACILITY CONDITION INDEX	9.28


The Laundry/Prison Industries building is a single story concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. The roofing system is original 1993 construction whose warranty expired in 2008. It contains the mattress factory for prison industries, the laundry area, restrooms, and support offices. The HVAC system consists of roof mounted air handling units (AHU's) with a mix of chilled water and evaporative cooling depending on the space usage. The building hot & chilled water is supplied by the central plant closed loop system. The AHU over the Laundry area has been replaced, however, the balance of the HVAC system is original 1993 construction. The water softener for the laundry equipment is located in building 5 and the chemical water treatment equipment is located in this building's mechanical room. There are several areas of the CMU walls that are cracked, especially at the columns.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	2	\$1,613,000.00
3	2	\$140,400.00
TOTALS	4	\$1,753,400.00

## 1697 BLDG. 04-LAUNDRY/PRISON INDUSTRY

		PRIORITY	2 - Two to Four Years	
PROJECT #	1697EXT1 - BUILDING EXTERIOR	STATUS	11/14/2023	DEFERRED

### ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The roof on this building is original construction and has reached the end of its useful life. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 2 - 3 years to be consistent with the roofing program and the end of the warranty period.	27000	SF	\$567,000.00	\$ 21.00
<p>On the day of the survey, interior pictures were only taken in Housing Unit 1 due to site logistics.</p> <div>  <p><b>No Image Available</b></p> </div>				
<p>This project or a portion thereof was previously recommended in the FCA report dated 7/10/2003 and 3/17/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 4/4/2023.</p>				

1697 BLDG. 04-LAUNDRY/PRISON INDUSTRY

		PRIORITY	2 - Two to Four Years	
PROJECT #	1697HVA1 - HVAC	STATUS	2/16/2024	NEW

HVAC SYSTEMS REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The rooftop air handling units (AHU's) over the laundry area were replaced approximately 6 years ago. However the balance of rooftop AHU's, exhaust fans are original are have reached the end of their useful life. This project recommends replacement of the balance of mechanical equipment including 4 RTU's, exhaust fans and other miscellaneous mechanical equipment.	1	PKG	\$1,046,000.00	\$ 39.00



## 1697 BLDG. 04-LAUNDRY/PRISON INDUSTRY

PRIORITY	3 - Four to Ten Years		
STATUS	11/15/2023	DEFERRED	

PROJECT # 1697EXT2 - BUILDING EXTERIOR

### EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
	27000	SF	\$ 5,400.00	\$ 0.00

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






1697 BLDG. 04-LAUNDRY/PRISON INDUSTRY

		PRIORITY	3 - Four to Ten Years	
PROJECT #	1697INT1 - BUILDING INTERIOR	STATUS	11/14/2023	DEFERRED

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes are in fair condition. This project would provide funding to maintain the interior of the building. Included in the cost is painting the walls and ceilings, sealing the exposed masonry, repairing cracks in the masonry and replacing grout and caulk as needed. An epoxy-based paint should be utilized in wet areas for durability. It is recommended that the interior of the building be painted, sealed and repaired in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	27000	SF	\$135,000.00	\$ 5.00
				

## 1698 – BLDG. 05-CANTEEN/PRISON INDUSTRY **OCCUPIED**

### FACILITY USAGE: MANUFACTURING

CONSTRUCTION TYPE	I-A Fire Resistive Non-combustible (high-rise, Group I)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Concrete Masonry Units	- %
OCCUPANCY TYPE	100% F-1 Moderate hazard factory & industrial	- %

#### STATISTICS



BUILT	1993
AGE	31 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	24,700
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.223694 / -118.389765
REPLACEMENT COST	\$17,290,000.00
COST PER SF	\$ 700.00
FACILITY CONDITION INDEX	14.77

The Canteen/Prison Industry building is a single story concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. The roofing system is original 1993 construction whose warranty expired in 2008. It contains the prison Industry's Garment factory, Canteen operations, inmate and staff restrooms, and prisoner intake area including holding cells. The HVAC system consists of roof mounted air handling units with a mix of chilled water and evaporative cooling depending on the space usage. The building hot & chilled water is supplied by the central plant closed loop system. The entire HVAC system is original 1993 construction. The water softener for Building 4 Laundry operations is located in this building.


PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	2	\$2,306,200.00
3	2	\$247,000.00
TOTALS	4	\$2,553,200.00



## 1698 BLDG. 05-CANTEEN/PRISON INDUSTRY

		PRIORITY	2 - Two to Four Years	
PROJECT #	1698EXT1 - BUILDING EXTERIOR	STATUS	11/14/2023	DEFERRED


### ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The roof on this building is original construction and has reached the end of its useful life. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 2 - 3 years to be consistent with the roofing program and the end of the warranty period.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 7/10/2003 and 3/17/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 4/4/2023.</p>	24700	SF	\$518,700.00	\$ 21.00
<div> <p>On the day of the site survey a picture was not taken due to site logistics.</p>  <p>The graphic consists of a large gray rectangle. At the top center is a line-art icon of a clipboard with a diagonal slash through it. Below the icon, the text 'No Image Available' is written in a large, bold, dark gray sans-serif font.</p> </div>				

1698 BLDG. 05-CANTEEN/PRISON INDUSTRY

		PRIORITY	2 - Two to Four Years	
PROJECT #	1698HVA1 - HVAC	STATUS	2/28/2024	NEW

HVAC SYSTEMS REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The HVAC equipment is approaching 30 years of operation and has reached the end of it's serviceable life. This project recommends replacement of the rooftop air handling units, exhaust fans and water heaters in the next 2 - 3 years.	1	PKG	\$1,787,500.00	\$ 72.00
<div>On the day of the survey, interior pictures were only taken in Housing Unit 1 due to site logistics.</div> <div><p>No Image Available</p></div>				

## 1698 BLDG. 05-CANTEEN/PRISON INDUSTRY

PRIORITY	3 - Four to Ten Years		
STATUS	11/15/2023	DEFERRED	

PROJECT # 1698EXT2 - BUILDING EXTERIOR

### EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost are cleaning and sealing the concrete masonry walls, painting the window frames and flashing and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	24700	SF	\$123,500.00	\$ 5.00



## 1698 BLDG. 05-CANTEEN/PRISON INDUSTRY

		PRIORITY	3 - Four to Ten Years	
PROJECT #	1698INT1 - BUILDING INTERIOR	STATUS	11/14/2023	DEFERRED

### INTERIOR FINISHES

The interior finishes are in fair condition. This project would provide funding to maintain the interior of the building. Included in the cost is painting the walls and ceilings, sealing the exposed masonry, repairing cracks in the masonry and replacing grout and caulk as needed. An epoxy-based paint should be utilized in wet areas for durability. It is recommended that the interior of the building be painted, sealed and repaired in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

QUANTITY	UNITS	TOTAL	SF COST
24700	SF	\$123,500.00	\$ 5.00



1699 – BLDG. 06-WAREHOUSE/MAINTENANCE **OCCUPIED**  
**FACILITY USAGE: MAINTENANCE-INSPECTION, SHOP, WAREHOUSE**

CONSTRUCTION TYPE	I-A Fire Resistive Non-combustible (high-rise, Group I)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Concrete Masonry Units	- %
OCCUPANCY TYPE	70% S-1 Moderate hazard storage	30% B Offices or Higher Education Offices

STATISTICS



BUILT	1993
AGE	31 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	23,000
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.225711 / -118.389247
REPLACEMENT COST	\$16,100,000.00
COST PER SF	\$ 700.00
FACILITY CONDITION INDEX	4.68

The Warehouse/Maintenance building is a single story concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. The roofing system is original 1993 construction whose warranty expired in 2008. The roofing system was replaced in 1993 whose warranty expired in 2008. It contains offices and shops for maintenance operations, an ADA unisex restroom, and a large warehouse with storage racks. The HVAC system consists of roof mounted packaged units and evaporative cooling units and there is a vehicle exhaust extraction system in the repair garage portion of the facility.


PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	2	\$11,500.00
2	4	\$699,000.00
3	2	\$184,000.00
TOTALS	8	\$894,500.00



## 1699 BLDG. 06-WAREHOUSE/MAINTENANCE

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	1699SFT1 - SAFETY ISSUES	STATUS	2/22/2024	NEW

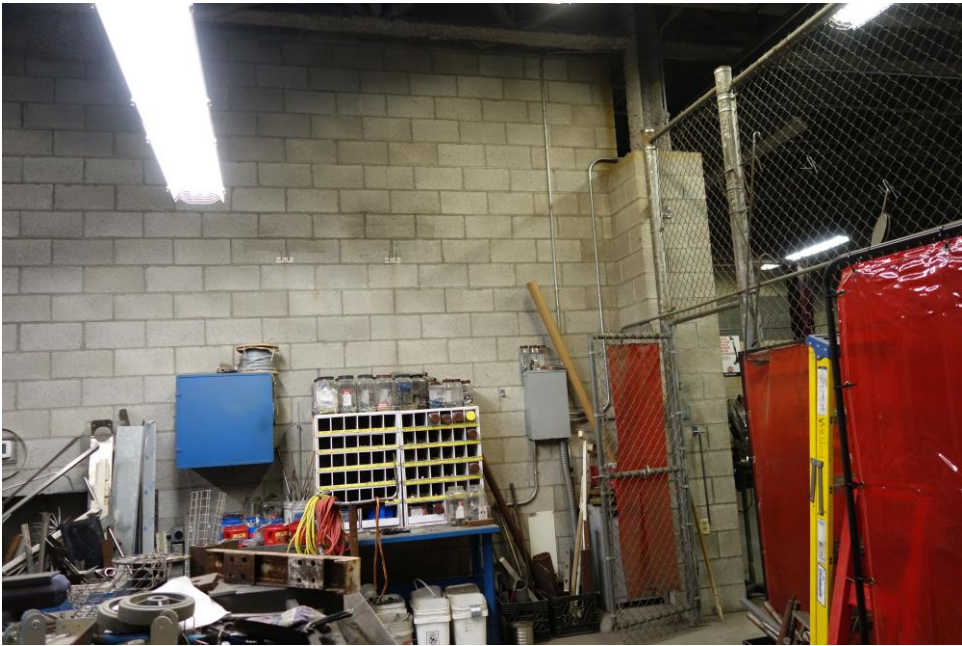
### EXIT SIGN AND EGRESS LIGHTING INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
Multiple rooms within the building including HVAC, Welding, Electronics and Electrical rooms are without emergency egress lighting. 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 2018 Chapter 10 was referenced for this project.	1	PKG	\$10,000.00	\$ 0.00
				

1699 BLDG. 06-WAREHOUSE/MAINTENANCE

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	1699SFT2 - SAFETY ISSUES	STATUS	2/22/2024	NEW

FIRE EXTINGUISHER INSTALLATION


	QUANTITY	UNITS	TOTAL	SF COST
The welding area of the building is lacking immediate access to a fire extinguisher. International Fire Code Section 906 Table 906.1 requires that additional portable fire extinguishers shall be installed in "Welding and other hot work" areas. They shall be provided for employee use and selected and distributed based on the classes of anticipated workplace fires and on the size and degree of hazard which would affect their use. This project would provide funding for the purchase and installation of 2 fire extinguishers, cabinets, and the hardware necessary to install them.	1	PKG	\$ 1,500.00	\$ 0.00
				



## 1699 BLDG. 06-WAREHOUSE/MAINTENANCE

		PRIORITY	2 - Two to Four Years	
PROJECT #	1699ENV1 - ENVIRONMENTAL	STATUS	11/15/2023	DEFERRED

### DUST COLLECTION & FUME EXTRACTION SYSTEMS INSTALLATION

	QUANTITY	UNITS	TOTAL	SF COST
<p>The building has carpentry shop and welding shops which do not have sufficient dust collection systems. There is a fan and motor in the carpentry shop, but no ducting to the tables or equipment. In order to reduce the possibility of damage or injury, each piece of equipment should have complete collection capability. It is assumed that the existing equipment in the carpentry shop does not work or will need to be replaced in the near future. This project recommends installing a complete new dust collection system in each shop.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 03/09/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/04/2023.</p>	1	PKG	\$60,000.00	\$ 3.00
				

## 1699 BLDG. 06-WAREHOUSE/MAINTENANCE

		PRIORITY	2 - Two to Four Years	
PROJECT #	1699EXT1 - BUILDING EXTERIOR	STATUS	11/14/2023	DEFERRED

### ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
	23000	SF	\$483,000.00	\$ 21.00

The roof on this building is original construction and has reached the end of its useful life. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 2 - 3 years to be consistent with the roofing program and the end of the warranty period.


This project or a portion thereof was previously recommended in the FCA report dated 7/10/2003 and 3/17/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 4/4/2023.



1699 BLDG. 06-WAREHOUSE/MAINTENANCE

		PRIORITY	2 - Two to Four Years	
PROJECT #	1699EXT3 - BUILDING EXTERIOR	STATUS	3/27/2024	NEW


LOADING DOCK REFURBISHMENT

	QUANTITY	UNITS	TOTAL	SF COST
The building has 3 manual dock levelers that are failing. The structural concrete surrounding the dock levelers is also failing and needs replacement. This project recommends an extensive refurbishment of the loading dock including removal and replacement of structural concrete supporting the dock levelers, manual dock levelers and dock bumpers.	1	PKG	\$ 0.00	\$141,000.00
				

1699 BLDG. 06-WAREHOUSE/MAINTENANCE

		PRIORITY	2 - Two to Four Years	
PROJECT #	1699SIT2 - SITE ISSUES	STATUS	2/23/2024	NEW

EROSION CONTROL


	QUANTITY	UNITS	TOTAL	SF COST
A visual survey of the northeast side of the building appears to show a broken storm drain pipe causing the embankment to erode to within 5 feet of the building footing. This project recommends the repair and extension of the storm drain piping approximately 20'. The storm drain should be supported by compacted structural fill and erosion protection rubble should be installed at the piping discharge to the bottom of the adjacent wash.	1	PKG	\$15,000.00	\$ 1.00
				



1699 BLDG. 06-WAREHOUSE/MAINTENANCE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	1699EXT2 - BUILDING EXTERIOR	STATUS	11/15/2023	DEFERRED

EXTERIOR FINISHES

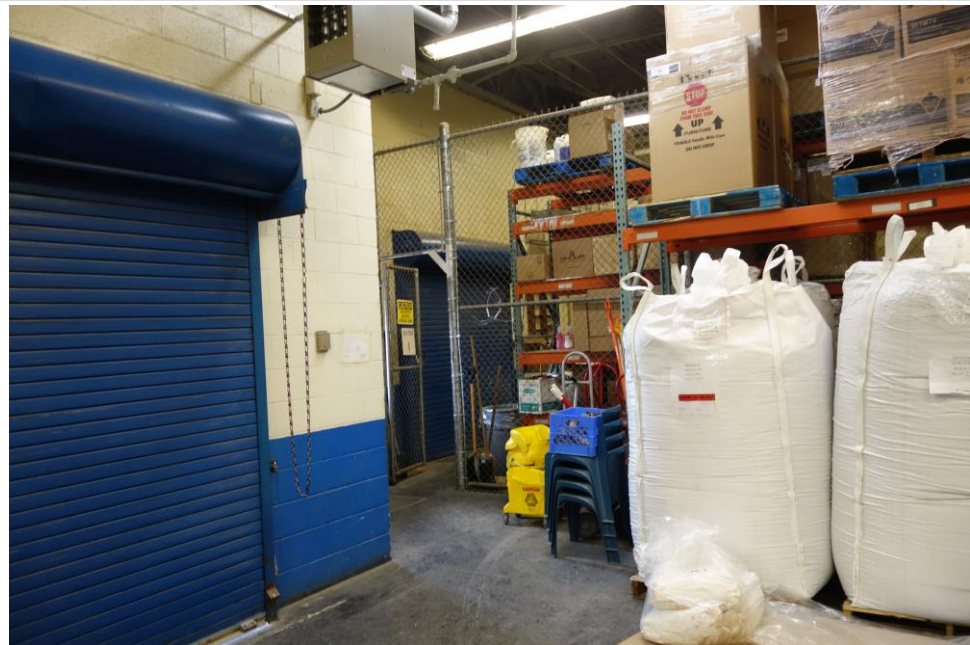
	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in fair condition with all exterior metal finishes in need of re-painting. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost are cleaning and sealing the concrete masonry walls, painting the window frames and flashing and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	23000	SF	\$69,000.00	\$ 3.00
				

## 1699 BLDG. 06-WAREHOUSE/MAINTENANCE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	1699INT1 - BUILDING INTERIOR	STATUS	11/14/2023	DEFERRED

### INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes are in fair condition. This project would provide funding to maintain the interior of the building. Included in the cost is painting the walls and ceilings, sealing the exposed masonry, repairing cracks in the masonry and replacing grout and caulk as needed. An epoxy-based paint should be utilized in wet areas for durability. It is recommended that the interior of the building be painted, sealed and repaired in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	23000	SF	\$115,000.00	\$ 5.00





## 1700 – BLDG. 07-CENTRAL PLANT **OCCUPIED**

### FACILITY USAGE: PHYSICAL PLANT

CONSTRUCTION TYPE	I-A Fire Resistive Non-combustible (high-rise, Group I)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Concrete Masonry Units	- %
OCCUPANCY TYPE	100% H-4 Storage of health hazard materials	- %

#### STATISTICS



BUILT	1993
AGE	31 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	7,400
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.221795 / -118.386409
REPLACEMENT COST	\$5,180,000.00
COST PER SF	\$ 700.00
FACILITY CONDITION INDEX	5.15


The Central Plant is a single story concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. The roofing system is original 1993 construction whose warranty expired in 2008. The central plant was completely replaced under CIP's 19-M10 (Boiler Replacement) & 21-M54 (Chilled Water Systems Replacement). The chilled and hot water supplies the buildings inside the fenced area via an underground piping loop. The buildings on the outside of the fence have stand alone systems not associated with central plant operations. The building contains a unisex restroom and all of the main switchgear for the site including emergency backup electrical switchgear for the 3 large 1500kw generators. The generators are located adjacent to the building.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
1	1	\$37,500.00
2	1	\$155,400.00
3	2	\$74,000.00
TOTALS	4	\$266,900.00

1700 BLDG. 07-CENTRAL PLANT

		PRIORITY	1 - Immediate to Two Years	
PROJECT #	1700ENV1 - ENVIRONMENTAL	STATUS	11/15/2023	DEFERRED

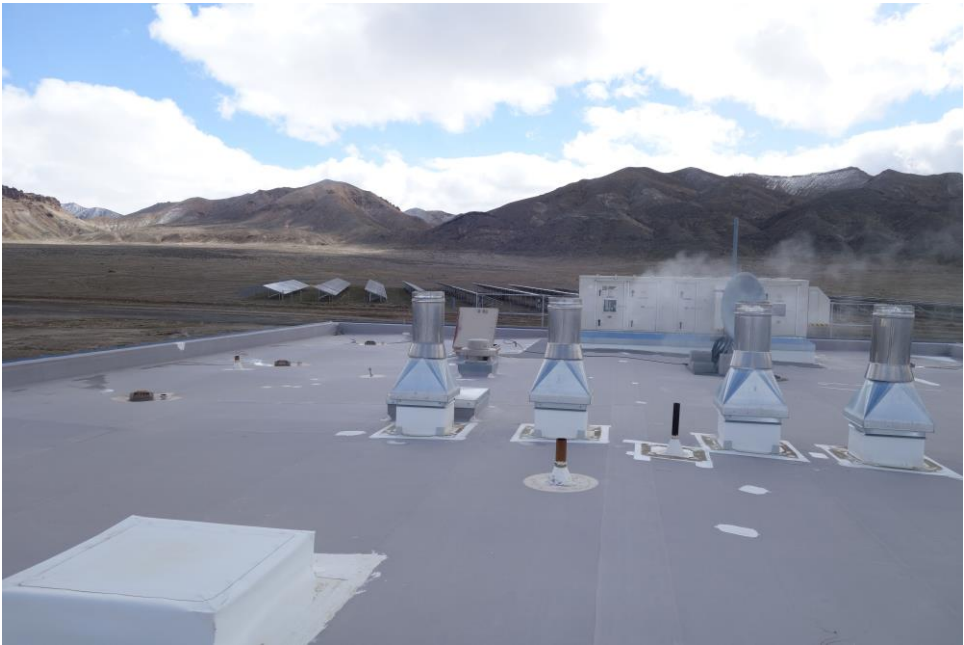
PROVIDE HAZARDOUS MATERIALS CONTAINMENT

	QUANTITY	UNITS	TOTAL	SF COST
There are many different paints, stains, oils and other hazardous or flammable products on open shelves throughout the building. This does not meet OSHA standards for hazardous materials containment. This project would provide 5 hazardous materials storage cabinets in the building and install placards on the building exterior in accordance with OSHA 1910.106 (d).	5	EA	\$37,500.00	\$ 5.00
				

1700 BLDG. 07-CENTRAL PLANT

		PRIORITY	2 - Two to Four Years	
PROJECT #	1700EXT1 - BUILDING EXTERIOR	STATUS	11/14/2023	DEFERRED

ROOF REPLACEMENT


	QUANTITY	UNITS	TOTAL	SF COST
<p>The roof on this building is original 1993 construction. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 2 - 3 years to be consistent with the roofing program and the end of the warranty period.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 7/10/2003 and 3/9/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 4/4/2023.</p>	7400	SF	\$155,400.00	\$ 21.00
				

## 1700 BLDG. 07-CENTRAL PLANT

PRIORITY	3 - Four to Ten Years
STATUS	11/15/2023 DEFERRED

PROJECT # 1700EXT2 - BUILDING EXTERIOR


### EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in fair condition with all exterior metal finishes in need of re-painting. 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. Included in the cost are cleaning and sealing the concrete masonry walls, painting the window frames and flashing and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	7400	SF	\$37,000.00	\$ 5.00
				

1700 BLDG. 07-CENTRAL PLANT

		PRIORITY	3 - Four to Ten Years	
PROJECT #	1700INT3 - BUILDING INTERIOR	STATUS	2/23/2024	NEW

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes are in good condition. This project would provide funding to maintain the interior of the building. Included in the cost is painting the walls and ceilings, sealing the exposed masonry, repairing cracks in the masonry and replacing grout and caulk as needed. An epoxy-based paint should be utilized in wet areas for durability. It is recommended that the interior of the building be painted, sealed and repaired in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	7400	SF	\$37,000.00	\$ 5.00
				



## 1701 – BLDG. 08-TRUSTEE DORMITORY **OCCUPIED**

### FACILITY USAGE: INSTITUTIONAL HOUSING

CONSTRUCTION TYPE	I-B Fire Resistive Non-combustible (mid-rise, Group R)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Concrete Masonry Units	- %
OCCUPANCY TYPE	100% I-3 Prisons, reformatories	- %

#### STATISTICS



BUILT	1993
AGE	31 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	3,700
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.225267 / -118.390406
REPLACEMENT COST	\$2,275,500.00
COST PER SF	\$ 615.00
FACILITY CONDITION INDEX	7.02

The Trustee Dormitory is a single story concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. The roofing system is original 1993 construction whose warranty expired in 2008. The building is located outside of the main prison area and contains individual cells, a restroom, break room, and storage / office areas. The HVAC system consists of two roof mounted packaged units.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	2	\$122,700.00
3	2	\$37,000.00
TOTALS	4	\$159,700.00



## 1701 BLDG. 08-TRUSTEE DORMITORY

		PRIORITY	2 - Two to Four Years	
PROJECT #	1701EXT1 - BUILDING EXTERIOR	STATUS	11/14/2023	DEFERRED

### ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
	3700	SF	\$77,700.00	\$ 21.00

The roof on this building is original construction and has reached the end of its useful life. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 2 - 3 years to be consistent with the roofing program and the end of the warranty period.


This project or a portion thereof was previously recommended in the FCA report dated 7/10/2003 and 3/9/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 4/4/2023.



1701 BLDG. 08-TRUSTEE DORMITORY

		PRIORITY	2 - Two to Four Years	
PROJECT #	1701HVA1 - HVAC	STATUS	2/23/2024	NEW

HVAC ROOFTOP REPLACEMENT


	QUANTITY	UNITS	TOTAL	SF COST
The building is conditioned by two rooftop units (RTU's). One was replaced in 2016 and in good working order. The other is older and is reaching the end of its useful life. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project would provide for installation of a new RTU and cleaning the existing duct work and grilles. This project includes removal and disposal of the existing HVAC system and all required connections to utilities.	1	PKG	\$45,000.00	\$ 12.00
				

## 1701 BLDG. 08-TRUSTEE DORMITORY

PRIORITY	3 - Four to Ten Years
STATUS	11/15/2023 DEFERRED

PROJECT # 1701EXT2 - BUILDING EXTERIOR

### EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost are cleaning and sealing the concrete masonry walls, painting the window frames and flashing and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	3700	SF	\$18,500.00	\$ 5.00
				

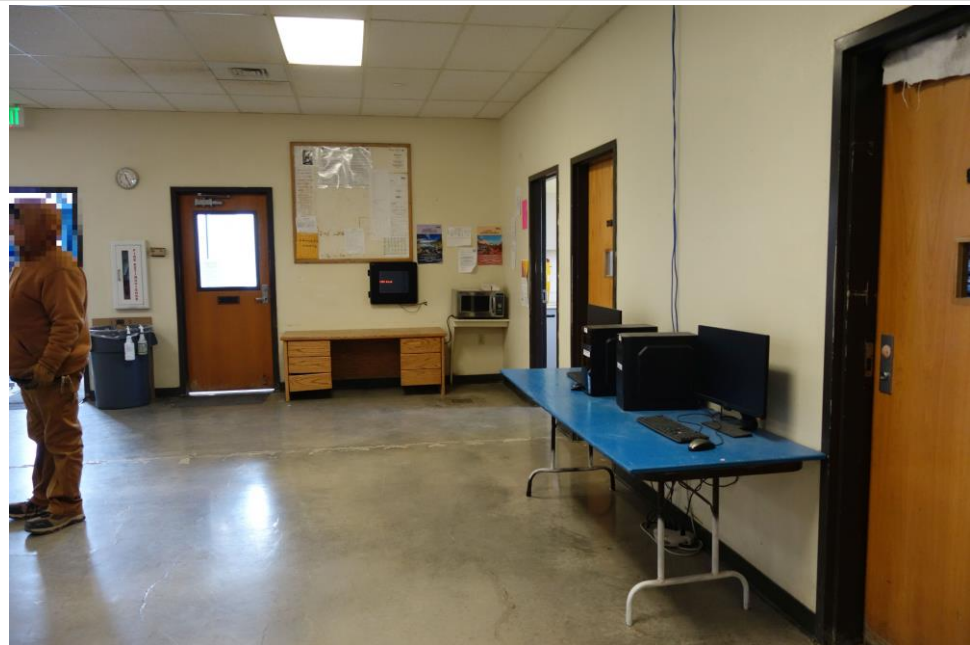
## 1701 BLDG. 08-TRUSTEE DORMITORY

PRIORITY	3 - Four to Ten Years
STATUS	11/14/2023 DEFERRED

PROJECT # 1701INT1 - BUILDING INTERIOR

### INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 6 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.	3700	SF	\$18,500.00	\$ 5.00





## 1702 – BLDG. 09-ARMORY **OCCUPIED**

### FACILITY USAGE: ARMORY

CONSTRUCTION TYPE	I-B Fire Resistive Non-combustible (mid-rise, Group R)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Concrete Masonry Units	- %
OCCUPANCY TYPE	100% B Offices or Higher Education Offices	- %

#### STATISTICS



BUILT	1993
AGE	31 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	1,275
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.222069 / -118.391937
REPLACEMENT COST	\$892,500.00
COST PER SF	\$ 700.00
FACILITY CONDITION INDEX	11.80


The Armory is a single story concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. The roofing system is original 1993 construction whose warranty expired in 2008. The building contains the armory, a small office area, mechanical room, and the old dog kennels which are no longer in use. The HVAC system consists of one roof mounted packaged unit. The facility is located outside of fenced prison yard on the west side of the site..

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	3	\$90,000.00
3	2	\$15,275.00
TOTALS	5	\$105,275.00

## 1702 BLDG. 09-ARMORY

		PRIORITY	2 - Two to Four Years	
PROJECT #	1702EXT1 - BUILDING EXTERIOR	STATUS	11/14/2023	DEFERRED

### ROOF REPLACEMENT


	QUANTITY	UNITS	TOTAL	SF COST
<p>The roof on this building is original 1993 construction. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 2 - 3 years to be consistent with the roofing program and the end of the warranty period.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 7/10/2003 and 3/9/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 4/4/2023.</p>	1275	SF	\$26,800.00	\$ 21.00
<p>On the day of the site survey a picture was not taken due to site logistics.</p> <div>  <p><b>No Image Available</b></p> </div>				



1702 BLDG. 09-ARMORY

		PRIORITY	2 - Two to Four Years	
PROJECT #	1702HVA1 - HVAC	STATUS	2/27/2024	NEW


HVAC ROOFTOP REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The building is conditioned by a single rooftop unit (RTU's). It is older and reaching the end of its useful life. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project would provide for installation of a new RTU and cleaning the existing duct work and grilles. This project includes removal and disposal of the existing HVAC system and all required connections to utilities.	1	PKG	\$45,000.00	\$ 35.00
				

1702 BLDG. 09-ARMORY

		PRIORITY	2 - Two to Four Years	
PROJECT #	1702INT2 - BUILDING INTERIOR	STATUS	2/27/2024	NEW


FLOORING REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The VCT (vinyl composite tile) in the building is damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 4" base in the next 2 - 3 years.	1275	SF	\$18,200.00	\$ 14.00
				

## 1702 BLDG. 09-ARMORY

		PRIORITY	3 - Four to Ten Years	
PROJECT #	1702EXT2 - BUILDING EXTERIOR	STATUS	11/15/2023	DEFERRED

### EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost are cleaning and sealing the concrete masonry walls, painting the flashing and caulking the flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	1275	SF	\$ 8,900.00	\$ 7.00
				

## 1702 BLDG. 09-ARMORY

		PRIORITY	3 - Four to Ten Years	
PROJECT #	1702INT1 - BUILDING INTERIOR	STATUS	11/15/2023	DEFERRED

### INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 6 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.	1275	SF	\$ 6,375.00	\$ 5.00





## 1703 – BLDG. 10-ENTRY **OCCUPIED**

### FACILITY USAGE: OFFICE

CONSTRUCTION TYPE	I-A Fire Resistive Non-combustible (high-rise, Group I)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Concrete Masonry Units	- %
OCCUPANCY TYPE	100% B Offices or Higher Education Offices	- %

#### STATISTICS



BUILT	1993
AGE	31 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	1,515
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.222893 / -118.386351
REPLACEMENT COST	\$1,060,500.00
COST PER SF	\$ 700.00
FACILITY CONDITION INDEX	8.96


The Building 10-Entry is a single story concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. The roofing system is original 1993 construction whose warranty expired in 2008. It is the main entrance into the prison and includes Men's and Women's restrooms which are not 100% ADA compliant, a staff restroom, main lobby and guard station, and a Janitor's closet. The HVAC system consists of one roof mounted packaged unit.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	2	\$76,800.00
3	2	\$18,175.00
TOTALS	4	\$94,975.00

## 1703 BLDG. 10-ENTRY

		PRIORITY	2 - Two to Four Years	
PROJECT #	1703EXT1 - BUILDING EXTERIOR	STATUS	11/14/2023	DEFERRED

### ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The roof on this building is original 1993 construction. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 2 - 3 years to be consistent with the roofing program and the end of the warranty period.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 7/10/2003 and 3/9/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 4/4/2023.</p>	1515	SF	\$31,800.00	\$ 21.00
<p>On the day of the site survey a picture was not taken due to site logistics.</p> <div>  <p><b>No Image Available</b></p> </div>				



1703 BLDG. 10-ENTRY

		PRIORITY	2 - Two to Four Years	
PROJECT #	1703HVA1 - HVAC	STATUS	2/27/2024	NEW

HVAC ROOFTOP REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The building is conditioned by a single rooftop unit (RTU's). It is older and reaching the end of its useful life. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production was phased out completely January 1, 2020. This project would provide for installation of a new RTU and cleaning the existing duct work and grilles. This project includes removal and disposal of the existing HVAC system and all required connections to utilities.	1	PKG	\$45,000.00	\$ 30.00



## 1703 BLDG. 10-ENTRY

PRIORITY	3 - Four to Ten Years		
STATUS	11/15/2023	DEFERRED	

PROJECT # 1703EXT2 - BUILDING EXTERIOR

### EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
	1515	SF	\$ 7,575.00	\$ 5.00

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. Included in the cost are cleaning and sealing the concrete masonry walls, painting the window frames and flashing and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.



## 1703 BLDG. 10-ENTRY

		PRIORITY	3 - Four to Ten Years	
PROJECT #	1703INT1 - BUILDING INTERIOR	STATUS	11/14/2023	DEFERRED

### INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4 - 6 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.	1515	SF	\$10,600.00	\$ 7.00



## 1704 – TOWER 1 OCCUPIED

### FACILITY USAGE: TOWER-GUARD, OBSERVATION

CONSTRUCTION TYPE	I-A Fire Resistive Non-combustible (high-rise, Group I)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Metal Siding	- %
OCCUPANCY TYPE	100% B Offices or Higher Education Offices	- %

#### STATISTICS



BUILT	1993
AGE	31 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	402
FLOORS	2
BASEMENT?	No
LONGITUDE /LATITUDE	40.220865 / -118.387601
REPLACEMENT COST	\$804,000.00
COST PER SF	\$ 2,000.00
FACILITY CONDITION INDEX	50.37

Tower 1 is a steel framed structure located in the southeast corner of the correctional center. The interior of the building is uninsulated and is subjected to extreme temperature fluctuations. Also, there is a small wall mounted packaged HVAC unit that should be scheduled for replacement.

#### PROJECT PRIORITY COSTS


PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$405,000.00
0	0	\$ 0.00
TOTALS	1	\$405,000.00



1704 TOWER 1

		PRIORITY	2 - Two to Four Years	
PROJECT #	1704INT4 - BUILDING INTERIOR	STATUS	3/15/2024	NEW

TOWER REFURBISHMENT

	QUANTITY	UNITS	TOTAL	SF COST
The Guard Tower interiors are original 1993 construction, over 30 years old and in need of a complete refurbishment. The recommended improvements include plumbing & sewer, HVAC, window replacement, sliding door, spot lights, electronic locking mechanism, insulation, any structural reinforcement of the floor, interior finishes and flooring.	1	PKG	\$405,000.00	\$ 1,007.00
				

## 1705 – TOWER 2 OCCUPIED

### FACILITY USAGE: TOWER-GUARD, OBSERVATION

CONSTRUCTION TYPE	I-A Fire Resistive Non-combustible (high-rise, Group I)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Metal Siding	- %
OCCUPANCY TYPE	100% B Offices or Higher Education Offices	- %

#### STATISTICS



BUILT	1993
AGE	31 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	402
FLOORS	2
BASEMENT?	No
LONGITUDE /LATITUDE	40.222166 / -118.391642
REPLACEMENT COST	\$804,000.00
COST PER SF	\$ 2,000.00
FACILITY CONDITION INDEX	50.37

Tower 2 is a steel framed structure located in the southwest corner of the correctional center. The interior of the building is uninsulated and is subjected to extreme temperature fluctuations. Also, there is a small wall mounted packaged HVAC unit that should be scheduled for replacement. The building is in good shape.


PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$405,000.00
0	0	\$ 0.00
TOTALS	1	\$405,000.00



1705 TOWER 2

		PRIORITY	2 - Two to Four Years	
PROJECT #	1705INT3 - BUILDING INTERIOR	STATUS	3/26/2024	NEW

TOWER REFURBISHMENT

	QUANTITY	UNITS	TOTAL	SF COST
The Guard Tower interiors are original 1993 construction, over 30 years old and in need of a complete refurbishment. The recommended improvements include plumbing & sewer, HVAC, window replacement, sliding door, spot lights, electronic locking mechanism, insulation, any structural reinforcement of the floor, interior finishes and flooring. In addition, due to roof leaks, a single ply membrane overly of the existing roofing is included in this estimate.	1	PKG	\$405,000.00	\$ 1,007.00
				

## 1706 – TOWER 3 OCCUPIED

### FACILITY USAGE: TOWER-GUARD, OBSERVATION

CONSTRUCTION TYPE	I-A Fire Resistive Non-combustible (high-rise, Group I)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Metal Siding	- %
OCCUPANCY TYPE	100% B Offices or Higher Education Offices	- %

#### STATISTICS



BUILT	1993
AGE	31 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	402
FLOORS	2
BASEMENT?	No
LONGITUDE /LATITUDE	40.225197 / -118.389965
REPLACEMENT COST	\$804,000.00
COST PER SF	\$ 2,000.00
FACILITY CONDITION INDEX	50.37


Tower 3 is a steel framed structure located in the northwest corner of the correctional center. The interior of the building is uninsulated and is subjected to extreme temperature fluctuations. Also, there is a small wall mounted packaged HVAC unit that should be scheduled for replacement.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$405,000.00
0	0	\$ 0.00
TOTALS	1	\$405,000.00

1706 TOWER 3

		PRIORITY	2 - Two to Four Years	
PROJECT #	1706INT3 - BUILDING INTERIOR	STATUS	3/15/2024	NEW

TOWER REFURBISHMENT

	QUANTITY	UNITS	TOTAL	SF COST
The Guard Tower interiors are original 1993 construction, over 30 years old and in need of a complete refurbishment. The recommended improvements include plumbing & sewer, HVAC, window replacement, sliding door, spot lights, electronic locking mechanism, insulation, any structural reinforcement of the floor, interior finishes and flooring. In addition, due to roof leaks, a single ply membrane overly of the existing roofing is included in this estimate.	1	PKG	\$405,000.00	\$ 1,007.00
				

## 1707 – TOWER 4 OCCUPIED

### FACILITY USAGE: TOWER-GUARD, OBSERVATION

CONSTRUCTION TYPE	I-A Fire Resistive Non-combustible (high-rise, Group I)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Metal Siding	- %
OCCUPANCY TYPE	100% B Offices or Higher Education Offices	- %

#### STATISTICS



BUILT	1993
AGE	31 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	402
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.224009 / -118.385906
REPLACEMENT COST	\$804,000.00
COST PER SF	\$ 2,000.00
FACILITY CONDITION INDEX	50.37


Tower 4 is a steel framed structure located in the northeast corner of the correctional center. The interior of the building is uninsulated and is subjected to extreme temperature fluctuations. Also, there is a small wall mounted packaged HVAC unit that should be scheduled for replacement.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$405,000.00
0	0	\$ 0.00
TOTALS	1	\$405,000.00

1707 TOWER 4

		PRIORITY	2 - Two to Four Years	
PROJECT #	1707INT4 - BUILDING INTERIOR	STATUS	3/26/2024	NEW

TOWER REFURBISHMENT

	QUANTITY	UNITS	TOTAL	SF COST
The Guard Tower interiors are original 1993 construction, over 30 years old and in need of a complete refurbishment. The recommended improvements include plumbing & sewer, HVAC, window replacement, sliding door, spot lights, electronic locking mechanism, insulation, any structural reinforcement of the floor, interior finishes and flooring. In addition, due to roof leaks, a single ply membrane overly of the existing roofing is included in this estimate.	1	PKG	\$405,000.00	\$ 1,007.00
				



## 1902 – HOUSING UNIT 6 OCCUPIED

### FACILITY USAGE: INSTITUTIONAL HOUSING

CONSTRUCTION TYPE	I-A Fire Resistive Non-combustible (high-rise, Group I)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Tilt-up Concrete	- %
OCCUPANCY TYPE	100% I-3 Prisons, reformatories	- %

#### STATISTICS



BUILT	1997
AGE	27 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	23,000
FLOORS	2
BASEMENT?	No
LONGITUDE /LATITUDE	40.224318 / -118.389333
REPLACEMENT COST	\$18,400,000.00
COST PER SF	\$ 800.00
FACILITY CONDITION INDEX	16.44


Housing Unit 6 is a two tiered tilt-up concrete structure with a single-ply roofing system on a concrete foundation. The roofing system is original 1997 construction whose warranty expired in 2012. The building has an inmate capacity of 166 and contains a sally port, control pod, and an activity wing with caseworker offices. It also has a common shower area in the housing wing including one ADA accessible shower stall. The HVAC system consists of 7 gas-fired roof mounted air handling units (AHU's). The AHU's conditioning the inmate areas have evaporative cooling, while the small administrative areas have split systems with condensing units. The entire HVAC system is original 1997 construction.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	4	\$2,979,000.00
3	1	\$46,000.00
TOTALS	5	\$3,025,000.00

1902 HOUSING UNIT 6

		PRIORITY	2 - Two to Four Years	
PROJECT #	1902EXT1 - BUILDING EXTERIOR	STATUS	11/14/2023	DEFERRED


ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The roof on this building is original construction and has reached the end of its useful life. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 2 - 3 years to be consistent with the roofing program and the end of the warranty period.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 7/10/2003 and 3/17/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 4/4/2023.</p>	11500	SF	\$241,500.00	\$ 10.00
<div><p>On the day of the site survey a picture was not taken due to site logistics.</p>A large gray rectangular area containing a line-art icon of a clipboard with a diagonal slash through it, and the text "No Image Available" in a bold, sans-serif font.</div>				

1902 HOUSING UNIT 6

		PRIORITY	2 - Two to Four Years	
PROJECT #	1902HVA1 - HVAC	STATUS	2/27/2024	NEW


HVAC SYSTEMS REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The HVAC equipment is approaching 30 years of operation and has reached the end of it's serviceable life. This project recommends replacement of the air handling units, furnaces with remote condensing units and exhaust fans in the next 2 - 3 years.	1	PKG	\$2,179,700.00	\$ 95.00
				

## 1902 HOUSING UNIT 6

		PRIORITY	2 - Two to Four Years	
PROJECT #	1902INT1 - BUILDING INTERIOR	STATUS	11/14/2023	DEFERRED


### INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes are in poor condition. This project would provide funding to maintain the interior of the building. Included in the cost is painting the walls and ceilings, sealing the exposed masonry, repairing cracks in the masonry and replacing grout and caulk as needed. An epoxy-based paint should be utilized in wet areas for durability. It is recommended that the interior of the building be painted, sealed and repaired in the next 2 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	23000	SF	\$115,000.00	\$ 5.00
<div> <p>On the day of the survey, interior pictures were only taken in Housing Unit 1 due to site logistics.</p>  <p><b>No Image Available</b></p> </div>				

## 1902 HOUSING UNIT 6

		PRIORITY	2 - Two to Four Years	
PROJECT #	1902PLM3 - PLUMBING	STATUS	3/15/2024	NEW

### PLUMBING FIXTURE CONTROLS REPLACEMENT


	QUANTITY	UNITS	TOTAL	SF COST
<p>The plumbing fixture water controls in Housing Unit 5 are approaching 30 years old and have reached the end of their useful life. The water controls are failing resulting in excessive water use. This project will design and construct replacement plumbing fixture water controls.</p> <p>This project is recommended as a continuation of CIP 23-M48 replacing fixture controls in HU's 1 - 4.</p>	1	PKG	\$442,800.00	\$ 19.00
<div> <p>On the day of the survey, interior pictures were only taken in Housing Unit 1 due to site logistics.</p>  <p><b>No Image Available</b></p> </div>				



1902 HOUSING UNIT 6

		PRIORITY	3 - Four to Ten Years	
PROJECT #	1902EXT2 - BUILDING EXTERIOR	STATUS	11/15/2023	DEFERRED

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost are cleaning and sealing the concrete walls, painting the window frames and flashing and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	23000	SF	\$46,000.00	\$ 2.00
				

## 2018 – HOUSING UNIT 5 OCCUPIED

### FACILITY USAGE: INSTITUTIONAL HOUSING

CONSTRUCTION TYPE	I-A Fire Resistive Non-combustible (high-rise, Group I)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Tilt-up Concrete	- %
OCCUPANCY TYPE	100% I-3 Prisons, reformatories	- %

#### STATISTICS



BUILT	1997
AGE	27 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	23,000
FLOORS	2
BASEMENT?	No
LONGITUDE /LATITUDE	40.222416 / -118.390410
REPLACEMENT COST	\$18,400,000.00
COST PER SF	\$ 800.00
FACILITY CONDITION INDEX	16.44


Housing Unit 5 is a two tiered tilt-up concrete structure with a single-ply roofing system on a concrete foundation. The roofing system was replaced in 1997 whose warranty expired in 2012. The building has an inmate capacity of 166 and contains a sally port, control pod, and an activity wing with caseworker offices. It also has a common shower area in the housing wing including one ADA accessible shower stall. The HVAC system consists of 7 gas-fired roof mounted air handling units (AHU's). The AHU's conditioning the inmate areas have evaporative cooling, while the small administrative areas have split systems with condensing units. The entire HVAC system is original 1997 construction.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	3	\$2,864,000.00
3	2	\$161,000.00
TOTALS	5	\$3,025,000.00

## 2018 HOUSING UNIT 5

		PRIORITY	2 - Two to Four Years	
PROJECT #	2018EXT1 - BUILDING EXTERIOR	STATUS	11/14/2023	DEFERRED


### ROOF REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The roof on this building is original construction and has reached the end of its useful life. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 2 - 3 years to be consistent with the roofing program and the end of the warranty period.</p> <p>This project or a portion thereof was previously recommended in the FCA report dated 7/10/2003 and 3/17/2010. It has been amended accordingly to reflect conditions observed during the most recent survey date of 4/4/2023.</p>	11500	SF	\$241,500.00	\$ 10.00
<p>On the day of the site survey a picture was not taken due to site logistics.</p> <div>  <p><b>No Image Available</b></p> </div>				

2018 HOUSING UNIT 5

		PRIORITY	2 - Two to Four Years	
PROJECT #	2018HVA1 - HVAC	STATUS	2/27/2024	NEW


HVAC SYSTEMS REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
The HVAC equipment is approaching 30 years of operation and has reached the end of it's serviceable life. This project recommends replacement of the air handling units, furnaces with remote condensing units and exhaust fans in the next 2 - 3 years.	1	PKG	\$2,179,700.00	\$ 95.00
<div>On the day of the survey, interior pictures were only taken in Housing Unit 1 due to site logistics.</div> <div><p>No Image Available</p></div>				

2018 HOUSING UNIT 5

		PRIORITY	2 - Two to Four Years	
PROJECT #	2018PLM3 - PLUMBING	STATUS	3/15/2024	NEW


PLUMBING FIXTURE CONTROLS REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
<p>The plumbing fixture water controls in Housing Unit 5 are approaching 30 years old and have reached the end of their useful life. The water controls are failing resulting in excessive water use. This project will design and construct replacement plumbing fixture water controls.</p> <p>This project is recommended as a continuation of CIP 23-M48 replacing fixture controls in HU's 1 - 4.</p>	1	PKG	\$442,800.00	\$ 19.00
<div>On the day of the survey, interior pictures were only taken in Housing Unit 1 due to site logistics.</div> <div><p>No Image Available</p></div>				

2018 HOUSING UNIT 5

		PRIORITY	3 - Four to Ten Years	
PROJECT #	2018EXT2 - BUILDING EXTERIOR	STATUS	11/15/2023	DEFERRED

EXTERIOR FINISHES


	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost are cleaning and sealing the concrete walls, painting the window frames and flashing and caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	23000	SF	\$46,000.00	\$ 2.00
<div>On the day of the site survey a picture was not taken due to site logistics.</div> <div><p>No Image Available</p></div>				



2018 HOUSING UNIT 5

		PRIORITY	3 - Four to Ten Years	
PROJECT #	2018INT1 - BUILDING INTERIOR	STATUS	11/14/2023	DEFERRED

INTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The interior finishes are in poor condition. This project would provide funding to maintain the interior of the building. Included in the cost is painting the walls and ceilings, sealing the exposed masonry, repairing cracks in the masonry and replacing grout and caulk as needed. An epoxy-based paint should be utilized in wet areas for durability. It is recommended that the interior of the building be painted, sealed and repaired in the next 2 - 4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	23000	SF	\$115,000.00	\$ 5.00
<div>On the day of the survey, interior pictures were only taken in Housing Unit 1 due to site logistics.</div> <div><p>No Image Available</p></div>				

## 3040 – FIRE PUMP HOUSE OCCUPIED

### FACILITY USAGE: UTILITY-PUMP HOUSE/SHED

CONSTRUCTION TYPE	I-A Fire Resistive Non-combustible (high-rise, Group I)	
100 %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Metal Siding	0 %
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	- %

#### STATISTICS



BUILT	1993
AGE	31 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	192
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.221828 / -118.386622
REPLACEMENT COST	\$153,600.00
COST PER SF	\$ 800.00
FACILITY CONDITION INDEX	1.24


The Fire Pump House is an engineered steel building which is located on the west side of the Central Plant. It contains all of the pumps and associated equipment needed for the site fire protection system.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
0	0	\$ 0.00
3	1	\$ 1,900.00
TOTALS	1	\$ 1,900.00

3040 FIRE PUMP HOUSE

		PRIORITY	3 - Four to Ten Years	
PROJECT #	3040EXT1 - BUILDING EXTERIOR	STATUS	11/15/2023	DEFERRED

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in good condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is the caulking and sealing of the flashing, fixtures, and all other penetrations. It is recommended that the building be caulked and sealed in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	192	SF	\$ 1,900.00	\$ 10.00
				

## 3041 – SEWAGE GRINDER SHELTER **OCCUPIED**

### FACILITY USAGE: UTILITY-PUMP HOUSE/SHED

CONSTRUCTION TYPE	I-B Fire Resistive Non-combustible (mid-rise, Group R)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Concrete Masonry Units	0 %
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	- %

#### STATISTICS



BUILT	0
AGE	0 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	160
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.226423 / -118.391931
REPLACEMENT COST	\$112,000.00
COST PER SF	\$ 700.00
FACILITY CONDITION INDEX	0.71


The Sewer Grinder Shelter is a concrete masonry unit and steel framed structure with a corrugated metal roofing system on a concrete foundation. Its primary function is to protect the sewage grinder and motors and is located on the north side of the prison.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
0	0	\$ 0.00
3	1	\$ 800.00
TOTALS	1	\$ 800.00

## 3041 SEWAGE GRINDER SHELTER

		PRIORITY	3 - Four to Ten Years	
PROJECT #	3041EXT1 - BUILDING EXTERIOR	STATUS	11/14/2023	DEFERRED

### EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the concrete masonry units and caulking of the flashing, fixtures, and all other penetrations. It is recommended that the building be sealed and caulked in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	160	SF	\$ 800.00	\$ 5.00
<div>On the day of the site survey a picture was not taken due to site logistics.</div> <div>  <p><b>No Image Available</b></p> </div>				

## 3042 – STORAGE BUILDING OCCUPIED

### FACILITY USAGE: STORAGE-NONHAZARDOUS

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Painted Wood Siding	0 %
OCCUPANCY TYPE	100% S-2 Low hazard storage	- %

#### STATISTICS



BUILT	2007
AGE	17 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	676
FLOORS	100
BASEMENT?	No
LONGITUDE /LATITUDE	40.225984 / -118.389720
REPLACEMENT COST	\$135,200.00
COST PER SF	\$ 200.00
FACILITY CONDITION INDEX	5.03

The Storage Building is a wood framed structure with a metal roofing system on a concrete foundation. It is located on the north side of the maintenance building.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$ 6,800.00
0	0	\$ 0.00
TOTALS	1	\$ 6,800.00



## 3042 STORAGE BUILDING

PRIORITY	2 - Two to Four Years
STATUS	11/14/2023 DEFERRED

PROJECT # 3042EXT1 - BUILDING EXTERIOR

### EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes are in poor condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building. 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 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.	676	SF	\$ 6,800.00	\$ 10.00



## 3226 – LCC WATER TANK 1 **OCCUPIED**

### FACILITY USAGE: WATER TANK

CONSTRUCTION TYPE	II-B Unprotected Non-combustible (common commercial)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Metal Siding	0%
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	- %

#### STATISTICS



BUILT	1992
AGE	32 yrs
ACQUIRED	-
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	-
FLOORS	0
BASEMENT?	No
LONGITUDE /LATITUDE	40.214758 / -118.389610
REPLACEMENT COST	\$579,000.00
COST PER SF	-
FACILITY CONDITION INDEX	1.73


This 1,000,000 gallon water storage tank provides the site domestic water and fire suppression needs. It is approximately 88 feet in diameter, 24 feet high and is located on the south side of the property. It is elevated approximately 100' above the site.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$10,000.00
0	0	\$ 0.00
TOTALS	1	\$10,000.00

3226 LCC WATER TANK 1

		PRIORITY	2 - Two to Four Years	
PROJECT #	3226ENV1 - ENVIRONMENTAL	STATUS	3/26/2024	NEW

WATER TANK INPSECTION

	QUANTITY	UNITS	TOTAL	SF COST
In addition to the recommended annual maintenance on the water tank, a detailed interior and exterior inspection of the tank is recommended every 5 - 10 years depending on water quality and usage. The last known detailed inspection was performed in approximately 2010. It is recommended that a detailed inspection be performed in the next 2 - 3 years.	1	PKG	\$10,000.00	-
<div>On the day of the site survey a picture was not taken due to site logistics.</div> <div><p>No Image Available</p></div>				

## 4425 – PISTOL RANGE BUILDING OCCUPIED

### FACILITY USAGE: UTILITY-PUMP HOUSE/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	50% Masonry	50% Metal Siding
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	-%

#### STATISTICS



BUILT	2010
AGE	14 yrs
ACQUIRED	2010
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	320
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.219846 / -118.390370
REPLACEMENT COST	\$50,000.00
COST PER SF	\$ 156.00
FACILITY CONDITION INDEX	10.00


The Pistol Range Building is a CMU and corrugated metal clad building over a wood frame. The building acts as a shade structure, storage and work space which is used bi-annually for 2 week periods during the guard re-certification process. The existing facility is inadequate for the purpose it serves. While it does provide shade for the personnel, there are no restrooms and the space is not conditioned against the weather extremes during the times of occupancy. A possible solution to this issue would be to provide a mobile "command center" trailer, powered by generator that would provide conditioned work space and restroom facilities. An investment in a mobile solution would have a much higher utilization rate since it can travel to all correction sites that require guard recertification. This would substantially reduce the investment needed to create a suitable permanent facility and benefit all corrections sites.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$ 5,000.00
0	0	\$ 0.00
TOTALS	1	\$ 5,000.00

4425 PISTOL RANGE BUILDING

		PRIORITY	2 - Two to Four Years	
PROJECT #	4425EXT1 - BUILDING EXTERIOR	STATUS	3/27/2024	NEW

EXTERIOR FINISHES

	QUANTITY	UNITS	TOTAL	SF COST
The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. The wood posts, plywood cladding and fascia are all unpainted. 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.	1	PKG	\$ 5,000.00	\$ 16.00
				



## 4427 – GUN RANGE SHADE STRUCTURE OCCUPIED

### FACILITY USAGE: OUTDOOR STRUCTURE-GAZEBO/MOBILE/RAMADA/SHED

CONSTRUCTION TYPE	V-B Unprotected Wood Frame (single family homes, garages)	
- %	FIRE SUPPRESSED	
EXTERIOR TYPE	100% Wood	- %
OCCUPANCY TYPE	100% U Private garage, carport, shed, farm building, fences over 6 ft high, tanks & towers	- %

#### STATISTICS



BUILT	1995
AGE	29 yrs
ACQUIRED	1995
HOW ACQUIRED	CONSTRUCTED
SQUARE FEET (SF)	270
FLOORS	1
BASEMENT?	No
LONGITUDE /LATITUDE	40.219684 / -118.389951
REPLACEMENT COST	\$50,000.00
COST PER SF	\$ 185.00
FACILITY CONDITION INDEX	200.00

The Gun Range Shade Structure is a wood framed roof structure supported on 4 pressure treated poles. There is no roofing on the wood sheeting. The structure is used bi-annually for 2 week periods during the guard re-certification process.

PROJECT PRIORITY COSTS		
PRIORITY	# OF PROJECTS	COST
-	-	-
2	1	\$100,000.00
0	0	\$ 0.00
TOTALS	1	\$100,000.00



4427 GUN RANGE SHADE STRUCTURE

		PRIORITY	2 - Two to Four Years	
PROJECT #	4427EXT1 - BUILDING EXTERIOR	STATUS	3/27/2024	NEW

SHADE STRUCTURE REPLACEMENT

	QUANTITY	UNITS	TOTAL	SF COST
	1	PKG	\$100,000.00	\$ 370.00

The shade structure is failing and in poor condition. The beams supporting the roof structure are sagging, there is no roofing protecting the roof sheeting. The rifle bench is severely weathered and deteriorating. The entire structure should be demolished and replaced with a new pre-engineered shade structure and bench rest tables.



## APPENDICES

### APPENDIX A – PROJECT IDENTIFICATION (ID) CATEGORIES

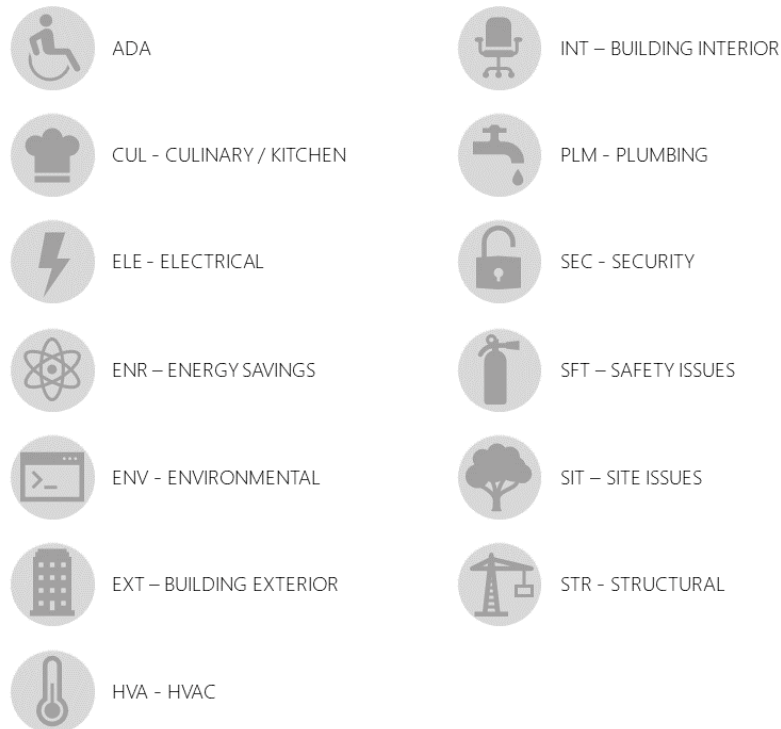
FIGURE 3 is a list of the current building management categories used. The Project ID contains the following:

<SITE #> <BUILDING MANAGEMENT CATEGORY> <ARBITRARY #>

Example: 9999ADA1 and 9999HVA2

### BUILDING MANAGEMENT CATEGORIES

FIGURE 3.



## APPENDIX B – MAINTENANCE PROJECTS AND COST ESTIMATES

### DISCLAIMER

4. The actual overall project costs will vary from those reported after the final scope and budgets are developed.
5. This report provides estimated hard costs (construction) and excludes soft costs (project) such as consultant fees, permit fees, and FF&E (furniture, fixtures, equipment).
6. Materials and costs noted here may be affected by new methods of construction, agency projects, and individual projects, as well as pending and proposed Capital Improvement Projects (CIP).

### MAINTENANCE PROJECTS

- Electrical
- Plumbing
- HVAC
- Painting or remodeling
- Flooring and asphalt
- Fire Alarm

### EXCLUDED

- Furniture
- Program issues
- Space change
- Telecommunications
- Unidentified costs
- Window treatments
- Routine maintenance



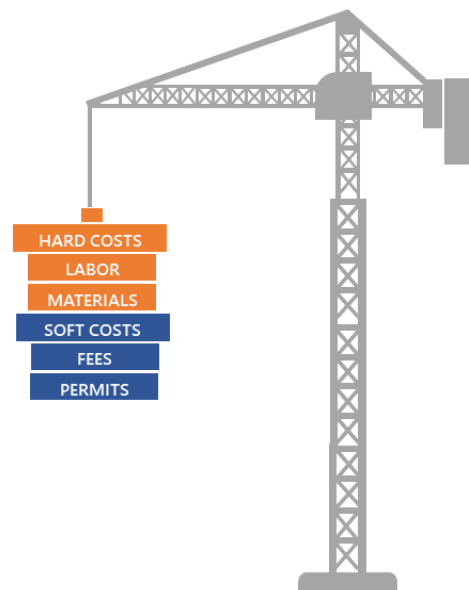
### CURRENT CONSTRUCTION PROJECT COST ESTIMATES (Hard Costs)

Cost estimates are derived from:

- RSMeans Cost Estimating Guide
- Comparable SPWD construction projects
- Contractor pricing, which includes:
  - Labor
  - Location factors
  - Materials
  - Profit
  - Overhead

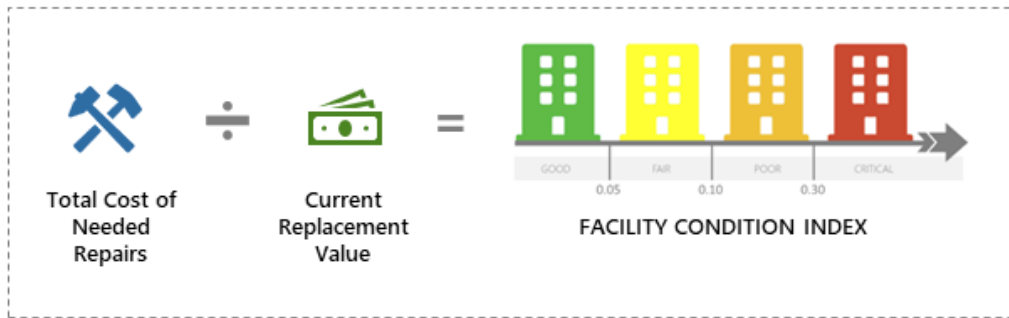
### EXCLUDED – (Soft Costs)

- Project design costs, such as:
  - Project design fees
  - Construction management
  - Special testing and inspections
  - Inflation
  - Permit fees



## APPENDIX C – FACILITY CONDITION INDEX

The calculation is the total cost of needed building repairs divided by the current cost of replacing the building (Wikipedia, n.d.).



**Buildings with an index greater than .50 or 50% are recommended for complete replacement.**

EXAMPLE – BUILDING NEEDS THE FOLLOWING REPAIRS:

### Priority 1 Currently Critical – Immediate to Two Years

ARC FLASH and ELECTRICAL COORDINATION STUDY	\$20,000
DOMESTIC WATER BOILER REPLACEMENT	\$316,700
FIRE ALARM SYSTEM UPGRADE	\$403,700
SEISMIC GAS SHUT-OFF VALVE INSTALLATION	\$6,300
<b>TOTAL</b>	<b>\$746,700</b>

### Priority 2 Necessary – Not Yet Critical – Two to Four Years

CULINARY REFRIGERATION REPLACEMENT	\$800,000
HVAC EQUIPMENT REPLACEMENT	\$545,800
RESTROOM & SHOWER UPGRADE	\$605,100
<b>TOTAL</b>	<b>\$1,950,900</b>

### Priority 3 Long Term Needs – Four to Ten Years

EXTERIOR FINISHES	\$50,000
INTERIOR FINISHES	\$50,000
FLOORING REPLACEMENT	\$150,000
<b>TOTAL</b>	<b>\$200,000</b>



GRAND TOTAL COST OF NEEDED REPAIRS

\$2,897,600



CURRENT REPLACEMENT VALUE

DIVIDED BY  
\$11,540,000

=



0.25 POOR

## APPENDIX D – PROJECT PRIORITY CLASSIFICATIONS

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
1	Currently Critical	Immediate to 2

Projects in this category require immediate action to:

- Return a facility to normal operations
- Stop accelerated deterioration
- Address fire and life safety hazards
- Address an ADA requirement

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
2	Necessary – Not Yet Critical	2 to 4

Projects in this category require preemptive attention to avoid deterioration, downtime and increased costs.

PRIORITY CLASS	DESCRIPTION	TARGET RESPONSE TIME IN YEARS
3	Long Term Needs	4 to 10

Projects in this category include building systems (e.g., HVAC, electrical, life safety) with a life cycle to assist in future CIP funding, such as:

- Investment planning
- Functional improvements
- Lower priority

## APPENDIX E – REFERENCES

Legislature, N. S. (2022). NRS 341.128. Retrieved from Leg.state.nv.us:  
<https://www.leg.state.nv.us/nrs/nrs-341.html#NRS341Sec128>

Wikipedia. (n.d.). Facility Condition Index (FCI). Retrieved 2022, from Wikipedia The Free Encyclopedia: [https://en.wikipedia.org/wiki/Facility\\_condition\\_index](https://en.wikipedia.org/wiki/Facility_condition_index)



## APPENDIX F – REPORT DISTRIBUTION

### DIVISIONAL CONTACTS

DEPT	FIRST	LAST	TITLE	email
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### CC'd: STATEWIDE CONTACTS

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DCNR	LANDS	DIV ADMIN
DCNR	LANDS	DEP DIV ADMIN
DCNR	LANDS	STATE LAND AGT 4
LEG	LCB	SR PGM ANLST
LEG	LCB	PRINC PGM ANLST
ADMIN	RISK MGT	DIV ADMIN
ADMIN	RISK MGT	INS / LOSS PREV SPEC
ADMIN	RISK MGT	PGM OFF 1
ADMIN	RISK MGT	MA 4
ADMIN	RISK MGT	SFTY SPEC CONSULT

## APPENDIX G – FCA TEAM CONTACT INFORMATION

### DISCLAIMER

1. The report was prepared by the SPWD under the authority of NRS 341.128 for use as a planning resource.

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## APPENDIX H – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	3/28/2024	Initial.
1	11/20/24	Corrected Projects by Priority Grand Total.