State of Nevada
Department of Corrections
Lovelock Correctional Center
Facility Condition Analysis

LOVELOCK CORRECTIONAL CENTER
1200 Prison Road
Lovelock, Nevada 89419

Site Number: 9962
STATE OF NEVADA PUBLIC WORKS BOARD
FACILITY CONDITION ANALYSIS

Report Printed in September 2010
The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Board develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWB project managers.

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

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

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

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .60 or 60% are recommended to be considered for complete replacement.

Class Definitions

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

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

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

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

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.
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<th>Sq. Feet</th>
<th>Yr. Built</th>
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Report Totals.............: 404,926  $20,577,000  $17,967,466  $3,380  $20,027,846  $120,652,375  17%
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LOVELOCK CORRECTIONAL CENTER SITE  
BUILDING REPORT

The Lovelock Correctional Center (LCC) is located off of Interstate 80, approximately 5 miles North of Lovelock, Nevada. It is a very 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. This site houses an average of 1,600 inmates. 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.

PRIORITY CLASS 1 PROJECTS  
Total Construction Cost for Priority 1 Projects: $2,000,000

FIRE ALARM SYSTEM UPGRADE  
Project Index #: 9962SFT1  
Construction Cost $2,000,000

This site is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. It has given the maintenance staff continuous problems and replacement parts are becoming more difficult to find. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the 2006 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements. This project or a portion thereof was previously recommended in the FCA report dated 7/10/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 3/9/2010.

PRIORITY CLASS 2 PROJECTS  
Total Construction Cost for Priority 2 Projects: $8,762,000

AIR HANDLER REPLACEMENT  
Project Index #: 9962ENR2  
Construction Cost $6,800,000

The HVAC roof top units throughout the site were installed in 1993 and 1997. They are not energy efficient and are reaching the end of their expected life. This project would provide for installation of new HVAC packaged units and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to utilities. There are approximately 56 units at the site. This project or a portion thereof was previously recommended in the FCA report dated 7/10/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 3/9/2010.

BACKFLOW PREVENTION  
Project Index #: 9962PLM3  
Construction Cost $50,000

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers on the main connection to city water. Costs include an above ground vault and allowance for 200 feet of 1" conduit to provide power for freeze protection.
EXTERIOR SOLAR SITE LIGHTING INSTALLATION

The pole lights for the parking lot and entry access road were installed in 1993 and are due for an upgrade. The existing lamps are not energy efficient and require excessive labor time to replace. This project would provide for replacing the lamp heads with solar powered LED exterior light fixtures. This installation will eliminate electricity costs and the longer lifetime of the LED lamps will lower labor time for replacements. The estimate is based on the removal and replacement of 13 light fixtures.

Construction Cost: $84,500

Project Index #: 9962ENR1

HIGH MAST LAMP REPLACEMENT

There are 13 high mast security light poles throughout the facility that have 10 security lamps each. A lot of these lamps were burned out at the time of the survey and should be scheduled for replacement. This project provides for the purchase and installation of 130 security lamps for the high mast light poles. The cost includes removal and disposal of the existing lamps.

Construction Cost: $65,000

Project Index #: 9962ELE1

SLURRY SEAL ASPHALT PAVING

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. 350,000 square feet of asphalt area was used to generate this estimate.

Construction Cost: $262,500

Project Index #: 9962SIT3

VIDEO SECURITY SYSTEM UPGRADE

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.

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

Construction Cost: $1,500,000

Project Index #: 9962SEC2

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

- Priority Class 1: $2,000,000
- Priority Class 2: $8,762,000
- Priority Class 3: $0
- Grand Total: $10,762,000
STORAGE BUILDING

BUILDING REPORT

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 and is in good shape.

**PRIORITY CLASS 3 PROJECTS**

Total Construction Cost for Priority 3 Projects: $3,380

**Long-Term Needs**

Four to Ten Years

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building. 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 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 676
- **Year Constructed:** 2007
- **Exterior Finish 1:** 100 % Painted Wood Siding
- **Exterior Finish 2:** 0 %
- **Number of Levels (Floors):** 100
- **Basement?** No
- **IBC Occupancy Type 1:** 100 % S-2
- **IBC Occupancy Type 2:** 0 %
- **Construction Type:** Wood framed
- **IBC Construction Type:** V-B
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $5.00
- **Priority Class 2:** $0
- **Total Facility Replacement Construction Cost:** $17,000
- **Priority Class 3:** $3,380
- **Facility Replacement Cost per Square Foot:** $25
- **Grand Total:** $3,380
- **FCNI:** 20%
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. The building is in good shape.

**PRIORITY CLASS 2 PROJECTS**

Necessary - Not Yet Critical  Two to Four Years

**Total Construction Cost for Priority 2 Projects:** $800

**Project Index #:** 3041EXT1

**Construction Cost** $800

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the 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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

- **Gross Area (square feet):** 160
- **Year Constructed:** 0
- **Exterior Finish 1:** 100 % Concrete Masonry U
- **Exterior Finish 2:** 0 %
- **Number of Levels (Floors):** 1
- **Basement?** No
- **IBC Occupancy Type 1:** 100 % U
- **IBC Occupancy Type 2:** 0 %
- **Construction Type:** Concrete Masonry Unit Construction
- **IBC Construction Type:** I-B
- **Percent Fire Suppressed:** 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $5.00
- **Priority Class 2:** $800
- **Total Facility Replacement Construction Cost:** $4,000
- **Priority Class 3:** $0
- **Facility Replacement Cost per Square Foot:** $25
- **Grand Total:** $800
- **FCNI:** 20%

23-Sep-10
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. The building is in good shape.

**PRIORITIZED PROJECTS**

<table>
<thead>
<tr>
<th>Project Index #</th>
<th>Construction Cost</th>
<th>Project Priority Class</th>
</tr>
</thead>
<tbody>
<tr>
<td>3040EXT1</td>
<td>$576</td>
<td>2</td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building. 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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION**

- **Gross Area (square feet):** 192
- **Year Constructed:** 1993
- **Exterior Finish 1:** 100 % Metal Siding
- **Exterior Finish 2:** 0 %
- **Number of Levels (Floors):** 1
- **Basement:** No
- **IBC Occupancy Type 1:** 100 % U
- **IBC Occupancy Type 2:** 0 %
- **Construction Type:** Engineered Metal Building
- **IBC Construction Type:** I-A
- **Percent Fire Suppressed:** 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY**

- **Priority Class 1:** $0
- **Project Construction Cost per Square Foot:** $3.00
- **Priority Class 2:** $576
- **Total Facility Replacement Construction Cost:** $38,000
- **Priority Class 3:** $0
- **Facility Replacement Cost per Square Foot:** $200
- **Grand Total:** $576
- **FCNI:** 2%
HOUSING UNIT 5

BUILDING REPORT

Housing Unit 5 is a two tiered tilt-up concrete structure with a single-ply roofing system on a concrete foundation. 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 roof mounted packaged units which are stand alone systems not connected to the central plant. The housing unit is in good shape.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $424,000

Necessary - Not Yet Critical Two to Four Years

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building. 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.

Project Index #: 2018EXT2
Construction Cost: $115,000

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

Project Index #: 2018INT1
Construction Cost: $115,000

ROOF REPLACEMENT

The roof on this building was in fair to poor condition at the time of the survey. 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 1997. 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 3/17/2010.

Project Index #: 2018EXT1
Construction Cost: $172,500

SHOWER FLOOR REPLACEMENT

The epoxy floor covering in the two shower areas is damaged and reaching the end of its 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 a new poured epoxy flooring in the next 2-3 years.

Project Index #: 2018INT2
Construction Cost: $1,500
WATER HEATER REPLACEMENT

There are two 100 gallon natural gas-fired water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that two new natural gas-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

WATER SOFTENER SYSTEM INSTALLATION

There is no water softening/treatment systems in the building to serve the mechanical equipment. Water that has not been treated causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the purchase and installation of water softener system including all required connections to plumbing and electrical systems.

BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
<th>23,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1997</td>
</tr>
<tr>
<td>Exterior Finish 1:</td>
<td>100 %  Tilt-up Concrete</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>%</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>2</td>
</tr>
<tr>
<td>Basement?</td>
<td>No</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>100 %  I-3</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>%</td>
</tr>
<tr>
<td>Construction Type:</td>
<td>Tilt-up concrete &amp; steel</td>
</tr>
<tr>
<td>IBC Construction Type:</td>
<td>I-A</td>
</tr>
<tr>
<td>Percent Fire Supressed:</td>
<td>100 %</td>
</tr>
</tbody>
</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$18.43</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$424,000</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$6,900,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$300</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$424,000</td>
<td>FCNI:</td>
<td>6%</td>
</tr>
</tbody>
</table>
HOUSING UNIT 6
BUILDING REPORT

Housing Unit 6 is a two tiered tilt-up concrete structure with a single-ply roofing system on a concrete foundation. 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 roof mounted packaged units which are stand alone systems not connected to the central plant.
The housing unit is in good shape.

PRIORITY CLASS 2 PROJECTS
Total Construction Cost for Priority 2 Projects: $427,000
Necessary - Not Yet Critical Two to Four Years

EXTERIOR FINISHES
It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. 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.

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

ROOF REPLACEMENT
The roof on this building was in fair to poor condition at the time of the survey. 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 1997. It is recommended that this building be re-roofed in the next 2-4 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 3/9/2010.

SHOWER FLOOR REPLACEMENT
The epoxy floor covering in the two shower areas is damaged and reaching the end of its 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 a new poured epoxy flooring in the next 2-3 years.
WATER HEATER REPLACEMENT

There are two 100 gallon natural gas-fired water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that two new natural gas-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 1902PLM2
Construction Cost $8,000

WATER SOFTENER SYSTEM INSTALLATION

There is no water softening/treatment systems in the building to serve the mechanical equipment. Water that has not been treated causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the purchase and installation of water softener system including all required connections to plumbing and electrical systems.

Project Index #: 1902PLM1
Construction Cost $15,000

BUILDING INFORMATION:

Gross Area (square feet): 23,000
Year Constructed: 1997
Exterior Finish 1: 100 % Tilt-up Concrete
Exterior Finish 2: %
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construction Type: Tilt-up concrete & Steel
IBC Construction Type: I-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $18.57
Priority Class 2: $427,000 Total Facility Replacement Construction Cost: $6,900,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $300
Grand Total: $427,000 FCNI: 6%
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. The building is in good shape.

**PRIORITY CLASS 1 PROJECTS**

Total Construction Cost for Priority 1 Projects: $500

Currently Critical: Immediate to Two Years

**EXIT SIGN INSTALLATION**

The building does not have any exit signs. This project would provide for the purchase and installation of a self-illuminated or LED style exit sign with battery-backed internal system at the entry/exit door. IBC - 2006 Chapter 10 was referenced for this project.

Project Index #: 1707SFT1

Construction Cost: $500

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: $28,060

Necessary - Not Yet Critical: Two to Four Years

**ACTIVATE ELECTRONIC LOCK SYSTEM**

The tower controls included an electronic control for the door lock at grade. The system was never made operational and requires tower staff to physically transfer a key from the tower to personnel below. This system is time consuming and rough on the keys and locks. This project recommends running conduit and power to activate the system, permitting tower personnel to remotely actuate the door locks.

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

Project Index #: 1707SEC1

Construction Cost: $2,500

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is painting of the handrails and guardrails and caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted, caulked and sealed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1707EXT2

Construction Cost: $3,000

**EXTERIOR WALL INSULATION**

This building has no insulation in the exterior walls of the stairwell area. The temperature extremes make it impossible to properly condition the guard station above creating an uncomfortable work environment. This project will install batt insulation in the walls to help moderate temperature fluctuations. It may be possible to use a foamed-in system to fill the cavities where applicable; costs are similar to the batt insulation provided for in this project.

Project Index #: 1707ENR2

Construction Cost: $4,200

**HVAC EQUIPMENT UPGRADE**

The wall mounted air conditioner/heater is not energy efficient and has reached the end of its expected and useful life. There is also a window mounted evaporative cooler that is no longer operational. This project would provide for the purchase and installation of a new wall mounted air conditioner/heater. The cost includes removal and disposal of the existing HVAC units and all required connections to utilities.

Project Index #: 1707ENR3

Construction Cost: $3,000
INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings of the observation platform be painted at least once in the next 2-4 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 1707INT1
Construction Cost $2,010

ROOF REPLACEMENT

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

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

Project Index #: 1707EXT1
Construction Cost $4,800

SLIDING GLASS DOOR REPLACEMENT

The sliding glass door has reached the end of its expected life. It is damaged from age and general wear and tear and is missing the screen door. This project would provide for the replacement of the sliding glass door assembly with a new door, frame and hardware. Removal and disposal of the existing door is included in this estimate.

Project Index #: 1707EXT3
Construction Cost $2,500

SPOTLIGHT REPAIRS

The electrical cords on the spotlights are frayed and will eventually cause the lights to malfunction. It is important to replace the cords to prevent a short as well as to protect the staff from electrical shock. This project would provide for replacing the cords in the next 2-3 years.

Project Index #: 1707SEC2
Construction Cost $1,500

VCT FLOORING REPLACEMENT

The VCT (vinyl composite tile) flooring on the Intermediate Platform and the Observation Platform is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base.

Project Index #: 1707INT2
Construction Cost $4,050

WATER HEATER REPLACEMENT

There is an 8 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 1707PLM1
Construction Cost $500
BUILDING INFORMATION:

- Gross Area (square feet): 402
- Year Constructed: 1993
- Exterior Finish 1: 100 % Metal Siding
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement? No
- IBC Occupancy Type 1: 100 % B
- IBC Occupancy Type 2: %
- Construction Type: Steel Framed
- IBC Construction Type: I-A
- Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$500</td>
<td>$71.04</td>
</tr>
<tr>
<td>Priority Class 2:</td>
<td>$28,060</td>
<td>$261,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>$650</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$28,560</td>
<td>FCNI: 11%</td>
</tr>
</tbody>
</table>
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. The building is in good shape.

**PRIORITIZED CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Project Index #:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXIT SIGN INSTALLATION</td>
<td></td>
<td>1706SFT1</td>
<td>$500</td>
</tr>
</tbody>
</table>

The building does not have any exit signs. This project would provide for the purchase and installation of a self-illuminated or LED style exit sign with battery-backed internal system at the entry/exit door. IBC - 2006 Chapter 10 was referenced for this project.

**PRIORITIZED CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
<th>Project Index #:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACTIVATE ELECTRONIC LOCK SYSTEM</td>
<td></td>
<td>1706SEC1</td>
<td>$2,500</td>
</tr>
</tbody>
</table>

The tower controls included an electronic control for the door lock at grade. The system was never made operational and requires tower staff to physically transfer a key from the tower to personnel below. This system is time consuming and rough on the keys and locks. This project recommends running conduit and power to activate the system, permitting tower personnel to remotely actuate the door locks.

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

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
<th>Project Index #:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR FINISHES</td>
<td></td>
<td>1706EXT2</td>
<td>$4,800</td>
</tr>
</tbody>
</table>

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 painting of the handrails and guardrails and caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted, caulked and sealed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
<th>Project Index #:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERIOR WALL INSULATION</td>
<td></td>
<td>1706ENR2</td>
<td>$8,750</td>
</tr>
</tbody>
</table>

This building has no insulation in the exterior walls of the stairwell area. The temperature extremes make it impossible to properly condition the guard station above creating an uncomfortable work environment. This project will install batt insulation in the walls to help moderate temperature fluctuations. It may be possible to use a foamed-in system to fill the cavities where applicable; costs are similar to the batt insulation provided for in this project.

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
<th>Project Index #:</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>HVAC EQUIPMENT UPGRADE</td>
<td></td>
<td>1706ENR3</td>
<td>$3,000</td>
</tr>
</tbody>
</table>

The wall mounted air conditioner/ heater is not energy efficient and has reached the end of its expected and useful life. There is also a window mounted evaporative cooler that is no longer operational. This project would provide for the purchase and installation of a new wall mounted air conditioner/ heater. The cost includes removal and disposal of the existing HVAC units and all required connections to utilities.
INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings of the observation platform be painted at least once in the next 2-4 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

ROOF REPLACEMENT

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

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

SLIDING GLASS DOOR REPLACEMENT

The sliding glass door has reached the end of its expected life. It is damaged from age and general wear and tear and is missing the screen door. This project would provide for the replacement of the sliding glass door assembly with a new door, frame and hardware. Removal and disposal of the existing door is included in this estimate.

SPOTLIGHT REPAIRS

The electrical cords on the spotlights are frayed and will eventually cause the lights to malfunction. It is important to replace the cords to prevent a short as well as to protect the staff from electrical shock. This project would provide for replacing the cords in the next 2-3 years.

VCT FLOORING REPLACEMENT

The VCT (vinyl composite tile) flooring on the Intermediate Platform and the Observation Platform is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base.

WATER HEATER REPLACEMENT

There is an 8 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.
BUILDING INFORMATION:

Gross Area (square feet): 402
Year Constructed: 1993
Exterior Finish 1: 100% Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 100% B
IBC Occupancy Type 2: %
Construction Type: Steel Framing
IBC Construction Type: I-A
Percent Fire Suppressed: 0%  

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$500</th>
<th>Project Construction Cost per Square Foot: $86.84</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$34,410</td>
<td>Total Facility Replacement Construction Cost: $261,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot: $650</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$34,910</td>
<td>FCNI: 13%</td>
</tr>
</tbody>
</table>
TOWER 2
BUILDING REPORT

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.

**PRIORITIZED CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Currently Critical</th>
<th>Immediate to Two Years</th>
<th>Total Construction Cost for Priority 1 Projects: $500</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXIT SIGN INSTALLATION</td>
<td>Project Index #: 1705SFT1 Construction Cost $500</td>
<td>The building does not have any exit signs. This project would provide for the purchase and installation of a self-illuminated or LED style exit sign with battery-backed internal system at the entry/exit door. IBC - 2006 Chapter 10 was referenced for this project.</td>
</tr>
</tbody>
</table>

**PRIORITIZED CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Two to Four Years</th>
<th>Total Construction Cost for Priority 2 Projects: $34,410</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACTIVATE ELECTRONIC LOCK SYSTEM</td>
<td>Project Index #: 1705SEC1 Construction Cost $2,500</td>
<td>The tower controls included an electronic control for the door lock at grade. The system was never made operational and requires tower staff to physically transfer a key from the tower to personnel below. This system is time consuming and rough on the keys and locks. This project recommends running conduit and power to activate the system, permitting tower personnel to remotely actuate the door locks. This project or a portion thereof was previously recommended in the FCA report dated 7/10/2003. It has been amended accordingly to reflect conditions observed during the most recent survey date of 3/9/2010.</td>
</tr>
</tbody>
</table>

| EXTERIOR FINISHES | Project Index #: 1705EXT2 Construction Cost $4,800 | It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is painting of the handrails and guardrails and caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted, caulked and sealed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. |

| EXTERIOR WALL INSULATION | Project Index #: 1705ENR2 Construction Cost $8,750 | This building has no insulation in the exterior walls of the stairwell area. The temperature extremes make it impossible to properly condition the guard station above creating an uncomfortable work environment. This project will install batt insulation in the walls to help moderate temperature fluctuations. It may be possible to use a foamed-in system to fill the cavities where applicable; costs are similar to the batt insulation provided for in this project. |

| HVAC EQUIPMENT UPGRADE | Project Index #: 1705ENR3 Construction Cost $3,000 | The wall mounted air conditioner/ heater is not energy efficient and has reached the end of its expected and useful life. There is also a window mounted evaporative cooler that is no longer operational. This project would provide for the purchase and installation of a new wall mounted air conditioner/heater. The cost includes removal and disposal of the existing HVAC units and all required connections to utilities. |
INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings of the observation platform be painted at least once in the next 2-4 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

ROOF REPLACEMENT

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

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

SLIDING GLASS DOOR REPLACEMENT

The sliding glass door has reached the end of its expected life. It is damaged from age and general wear and tear and is missing the screen door. This project would provide for the replacement of the sliding glass door assembly with a new door, frame and hardware. Removal and disposal of the existing door is included in this estimate.

SPOTLIGHT REPAIRS

The electrical cords on the spotlights are frayed and will eventually cause the lights to malfunction. It is important to replace the cords to prevent a short as well as to protect the staff from electrical shock. This project would provide for replacing the cords in the next 2-3 years.

VCT FLOORING REPLACEMENT

The VCT (vinyl composite tile) flooring on the Intermediate Platform and the Observation Platform is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base.

WATER HEATER REPLACEMENT

There is an 8 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.
BUILDING INFORMATION:

Gross Area (square feet): 402
Year Constructed: 1993
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 2  Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Steel Framing
IBC Construction Type: I-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $500  Project Construction Cost per Square Foot: $86.84
Priority Class 2: $34,410  Total Facility Replacement Construction Cost: $261,000
Priority Class 3: $0  Facility Replacement Cost per Square Foot: $650
Grand Total: $34,910  FCNI: 13%
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. The building is in good shape.

**PRIORITY CLASS 1 PROJECTS**

**EXIT SIGN INSTALLATION**

The building does not have any exit signs. This project would provide for the purchase and installation of a self-illuminated or LED style exit sign with battery-backed internal system at the entry/exit door. IBC - 2006 Chapter 10 was referenced for this project.

**EXTERIOR STAIR HANDRAIL INSTALLATION**

The concrete exterior stairs near the entry gate are lacking a handrail as required in the 2006 IBC Chapter 10, Section 1012. This project would provide for a tubular steel framed handrail to be installed at the two steps along the walkway.

**PRIORITY CLASS 2 PROJECTS**

**ACTIVATE ELECTRONIC LOCK SYSTEM**

The tower controls included an electronic control for the door lock at grade. The system was never made operational and requires tower staff to physically transfer a key from the tower to personnel below. This system is time consuming and rough on the keys and locks. This project recommends running conduit and power to activate the system, permitting tower personnel to remotely actuate the door locks.

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

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost is painting of the handrails and guardrails and caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted, caulked and sealed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**EXTERIOR WALL INSULATION**

This building has no insulation in the exterior walls of the stairwell area. The temperature extremes make it impossible to properly condition the guard station above creating an uncomfortable work environment. This project will install batt insulation in the walls to help moderate temperature fluctuations. It may be possible to use a foamed-in system to fill the cavities where applicable; costs are similar to the batt insulation provided for in this project.
HVAC EQUIPMENT UPGRADE

The wall mounted air conditioner/heater is not energy efficient and has reached the end of its expected and useful life. There is also a window mounted evaporative cooler that is no longer operational. This project would provide for the purchase and installation of a new wall mounted air conditioner/heater. The cost includes removal and disposal of the existing HVAC units and all required connections to utilities.

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings of the observation platform be painted at least once in the next 2-4 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

ROOF REPLACEMENT

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

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

SLIDING GLASS DOOR REPLACEMENT

The sliding glass door has reached the end of its expected life. It is damaged from age and general wear and tear and is missing the screen door. This project would provide for the replacement of the sliding glass door assembly with a new door, frame and hardware. Removal and disposal of the existing door is included in this estimate.

SPOTLIGHT REPAIRS

The electrical cords on the spotlights are frayed and will eventually cause the lights to malfunction. It is important to replace the cords to prevent a short as well as to protect the staff from electrical shock. This project would provide for replacing the cords in the next 2-3 years.

VCT FLOORING REPLACEMENT

The VCT (vinyl composite tile) flooring on the Intermediate Platform and the Observation Platform is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base.

WATER HEATER REPLACEMENT

There is an 8 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.
**BUILDING INFORMATION:**

- **Gross Area (square feet):** 402
- **Year Constructed:** 1993
- **Exterior Finish 1:** 100% Metal Siding
- **Exterior Finish 2:**%
- **Number of Levels (Floors):** 2
- **Basement:** No
- **IBC Occupancy Type 1:** 100% B
- **IBC Occupancy Type 2:**%
- **Construction Type:** Steel Framing
- **IBC Construction Type:** I-A
- **Percent Fire Suppressed:** 100%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Cost</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
<th>Facility Replacement Cost per Square Foot</th>
<th>FCNI</th>
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<tr>
<td>Priority Class 1</td>
<td>$2,000</td>
<td>$76.27</td>
<td>$261,000</td>
<td>$650</td>
<td></td>
</tr>
<tr>
<td>Priority Class 2</td>
<td>$28,660</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Priority Class 3</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td><strong>$30,660</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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. 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 with direct evaporative cooling not connected to the central plant system. The facility is in good shape.

PRIORIT Y CLASS 1 PROJECTS  
Total Construction Cost for Priority 1 Projects: $2,500

Currently Critical  
Immediate to Two Years

Project Index #: 1703ADA1
Construction Cost $2,500

ADA RESTROOM UPGRADES
The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. There are several minor adjustments that must be made to the restrooms in order to comply with the ADA. These include new signs, mounting the signs on the wall adjacent to the doors instead of on the doors and altering the locations and orientations of some of the restroom fixtures. The 2006 IBC, ICC/ANSI A117.1 - 2003 and the most current version of the Americans With Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS  
Total Construction Cost for Priority 2 Projects: $37,875

Necessary - Not Yet Critical  
Two to Four Years

Project Index #: 1703EXT2
Construction Cost $7,575

EXTERIOR FINISHES
It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. 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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1703INT1
Construction Cost $7,575

INTERIOR FINISHES
The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-4 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 1703EXT1
Construction Cost $22,725

ROOF REPLACEMENT
The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 3/9/2010.
BUILDING INFORMATION:

Gross Area (square feet): 1,515
Year Constructed: 1993
Exterior Finish 1: 100 % Concrete Masonry Units & Steel
Exterior Finish 2: %
Number of Levels (Floors): 1  Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Units & Steel
IBC Construction Type: I-A
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$2,500</th>
<th>Project Construction Cost per Square Foot:</th>
<th>$26.65</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$37,875</td>
<td>Total Facility Replacement Construction Cost:</td>
<td>$417,000</td>
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<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot:</td>
<td>$275</td>
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<tr>
<td>Grand Total:</td>
<td>$40,375</td>
<td>FCNI: 10%</td>
<td></td>
</tr>
</tbody>
</table>
BLDG. 09-ARMORY
BUILDING REPORT

The Armory is a single story concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. 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 with direct evaporative cooling which is not connected to the central plant. The facility is located outside of fenced prison yard and is in good shape.

PRIORITY CLASS 2 PROJECTS
Necessary - Not Yet Critical Two to Four Years Total Construction Cost for Priority 2 Projects: $33,375

EXTERIOR FINISHES
It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. Included in the cost are cleaning and sealing the concrete masonry walls, painting the flashing and caulk 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.

INTERIOR FINISHES
The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-4 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

ROOF REPLACEMENT
The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 3/9/2010.

WATER HEATER REPLACEMENT
There is a 30 gallon natural gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new natural gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.
**BUILDING INFORMATION:**

- Gross Area (square feet): 1,275
- Year Constructed: 1993
- Exterior Finish 1: 100% Concrete Masonry Unit
- Exterior Finish 2: 
- Number of Levels (Floors): 1
- Basement: No
- IBC Occupancy Type 1: 100% B
- IBC Occupancy Type 2: 
- Construction Type: Concrete Masonry Units & Steel
- IBC Construction Type: I-B
- Percent Fire Suppressed: 100%

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot: $26.18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$33,375</td>
<td>Total Facility Replacement Construction Cost: $319,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot: $250</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$33,375</td>
<td>FCNI: 10%</td>
</tr>
</tbody>
</table>
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 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 with direct evaporative cooling which is not connected to the central plant. The facility is in good shape.

**PRIORITIZED PROJECTS**

**Necessary - Not Yet Critical**

**Total Construction Cost for Priority 2 Projects: $93,900**

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. 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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 1701EXT2**
**Construction Cost: $18,500**

**INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-4 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Project Index #: 1701INT1**
**Construction Cost: $18,500**

**JANITORS CLOSET REPAIRS**

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

**Project Index #: 1701INT2**
**Construction Cost: $1,400**

**ROOF REPLACEMENT**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 3/9/2010.
BUILDING INFORMATION:

Gross Area (square feet): 3,700
Year Constructed: 1993
Exterior Finish 1: 100 % Concrete Masonry U
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Units & Steel
IBC Construction Type: I-B
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0 Project Construction Cost per Square Foot: $25.38
Priority Class 2: $93,900 Total Facility Replacement Construction Cost: $648,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $175
Grand Total: $93,900 FCNI: 14%
The Central Plant is a single story concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. There are 3 boilers, 2 chillers, and a cooling tower complete with chemical water treatment systems which provide hot water for heating in a closed loop system for all buildings inside of the fence and a closed loop chilled water system for cooling in buildings 1, 2 and 3. The rest of the structures inside of the fence have direct evaporative cooling systems also tied to the central plant HVAC system. The buildings on the outside of the fence have stand alone systems not associated with central plant operations. During the survey of 2010, boiler No. 3 was still not operational and maintenance staff has had to weld the fire tubes inside of the boilers numerous times. There is a 2009 CIP 09-M12 project to rectify the problem, but it had not been started as of March of 2010.

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. The facility is in good shape.

**PRIORITY CLASS 1 PROJECTS**

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Construction Cost for Priority 1 Projects: $25,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROVIDE HAZARDOUS MATERIALS CONTAINMENT</td>
<td>Project Index #: 1700ENV1</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$25,000</td>
</tr>
</tbody>
</table>

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).

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Construction Cost for Priority 2 Projects: $478,500</th>
</tr>
</thead>
<tbody>
<tr>
<td>BOILER REPLACEMENT</td>
<td>Project Index #: 1700HVA1</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$250,000</td>
</tr>
</tbody>
</table>

There are three hot water boilers in the plant that service a majority of the HVAC needs throughout the facility. The system is designed to utilize two boilers at full capacity with the third being a reserve or back-up unit. This project recommends replacing the reserve boiler, or Boiler #3. It has had continuous problems with the fire tubes and tube sheets due to stress cracks and is due for replacement. The estimate includes removal and disposal of the existing equipment and connections to all utilities.

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

<table>
<thead>
<tr>
<th>Project</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHEMICAL FREE WATER FILTER</td>
<td>Project Index #: 1700HVA2</td>
</tr>
<tr>
<td>Construction Cost</td>
<td>$50,000</td>
</tr>
</tbody>
</table>

The cooling tower was installed without a proper filtering system. The original design called for a Dolphin system, but funding was insufficient. The maintenance staff suggested that a Dolphin or similar chemical free system would be ideal. This project would provide for removal and disposal of the existing sock filter and installation of a chemical free filtering system.
EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. 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.

Project Index #: 1700EXT2
Construction Cost $37,000

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

Project Index #: 1700INT1
Construction Cost $37,000

RESTROOM FLOOR REPLACEMENT

The epoxy floor covering in the restroom is damaged and reaching the end of its 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 a new poured epoxy flooring in the next 2-3 years.

Project Index #: 1700INT2
Construction Cost $1,000

ROOF REPLACEMENT

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 3/9/2010.

BUILDING INFORMATION:

Gross Area (square feet): 7,400
Year Constructed: 1993
Exterior Finish 1: 100 % Concrete Masonry U
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % I-A
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Units & Steel
IBC Construction Type: I-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $25,000 Project Construction Cost per Square Foot: $68.04
Priority Class 2: $478,500 Total Facility Replacement Construction Cost: $2,220,000
Priority Class 3: $0 Facility Replacement Cost per Square Foot: $300
Grand Total: $503,500 FCNI: 23%
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. 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 with evaporative cooling and there is a vehicle exhaust extraction system in the repair garage portion of the facility. The building is in good shape.

### PRIORITY CLASS 2 PROJECTS

| Necessary - Not Yet Critical | Two to Four Years | Total Construction Cost for Priority 2 Projects: $617,000 |

#### DUST COLLECTION SYSTEM INSTALLATIONS

The building has a carpentry shop and a welding shop which do not have complete 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.

- **Project Index #: 1699ENV1**
  - Construction Cost $40,000

#### EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. 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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

- **Project Index #: 1699EXT2**
  - Construction Cost $115,000

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

- **Project Index #: 1699INT1**
  - Construction Cost $115,000

#### ROOF REPLACEMENT

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 3/9/2010.

- **Project Index #: 1699EXT1**
  - Construction Cost $345,000

23-Sep-10
There is a 50 gallon natural gas-fired water heater in the basement. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new natural gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

- Gross Area (square feet): 23,000
- Year Constructed: 1993
- Exterior Finish 1: 100 % Concrete Masonry Units
- Exterior Finish 2: %
- Number of Levels (Floors): 1
- Basement?: No
- IBC Occupancy Type 1: 70 % S-1
- IBC Occupancy Type 2: 30 % B
- Construction Type: Concrete Masonry Units & Steel
- IBC Construction Type: I-A
- Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1</th>
<th>Priority Class 2</th>
<th>Priority Class 3</th>
<th>Project Construction Cost per Square Foot: $26.83</th>
<th>Total Facility Replacement Construction Cost: $6,325,000</th>
<th>Facility Replacement Cost per Square Foot: $275</th>
<th>FCNI: 10%</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0</td>
<td>$617,000</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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. 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 packaged units with evaporative cooling which are connected to the central plant closed loop system and the water softener for Building 4 Laundry operations is located in this building. Except for some cracks in the CMU walls and columns, the building is in good shape.

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. 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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

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

**ROOF REPLACEMENT**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 3/17/2010.
BUILDING INFORMATION:

Gross Area (square feet): 24,700
Year Constructed: 1993
Exterior Finish 1: 100 % Concrete Masonry Units & Steel
Exterior Finish 2: %
Number of Levels (Floors): 1  Basement? No
IBC Occupancy Type 1: 100 % F-1
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Units & Steel
IBC Construction Type: I-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Project Construction Cost per Square Foot</th>
<th>Total Facility Replacement Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1</td>
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<tr>
<td>Priority Class 2</td>
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<td>$300</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$617,500</td>
<td>$7,410,000</td>
</tr>
</tbody>
</table>

Project Construction Cost per Square Foot: $25.00
Total Facility Replacement Construction Cost: $7,410,000
Facility Replacement Cost per Square Foot: $300
FCNI: 8%
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. It contains the mattress factory for prison industries, the laundry area, restrooms, and support offices. The HVAC system consists of roof mounted packaged units with evaporative cooling which are connected to the central plant closed loop system. 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. The overall condition of the facility is in good condition.

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. 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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

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

**ROOF REPLACEMENT**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 3/17/2010.

**TEST VALVE INSTALLATION**

The water softening system for the laundry room boiler is in Bldg. 5. Testing the water then becomes difficult because the test valve is in the other building. There are strict guidelines for the water supply to the washing machines. This project provides for the installation of a test valve in the Laundry area.
BUILDING INFORMATION:

Gross Area (square feet): 27,000
Year Constructed: 1993
Exterior Finish 1: 100% Concrete Masonry U
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100% F-1
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Units & Steel
IBC Construction Type: I-A
Percent Fire Suppressed: 100%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $0 | Project Construction Cost per Square Foot: | $25.09 |
| Priority Class 2: | $677,500 | Total Facility Replacement Construction Cost: | $8,100,000 |
| Priority Class 3: | $0 | Facility Replacement Cost per Square Foot: | $300 |
| Grand Total:     | $677,500 | FCNI: | 8% |
BLDG. 03-GYM / CULINARY / DINING

BUILDING REPORT

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 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 as well as make-up air units and exhaust fans for the kitchen. There is a designated staff ADA unisex restroom in the culinary offices area. There are several cracks in the CMU walls in the Gymnasium and Dining areas which will be addressed in the report.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $818,000

Necessary - Not Yet Critical Two to Four Years

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. 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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1696EXT2
Construction Cost $160,000

FLOORING REPAIRS

The ceramic tile flooring in the Bakery is damaged and is reaching the end of its useful life. There are also numerous places throughout the buildings interior where the tile base is damaged or missing. It is recommended that the flooring and wall base be replaced as needed. This project would provide for removal and disposal of the existing flooring and installation of new 6x6 ceramic tiles and ceramic base in the next 2-3 years.

Project Index #: 1696INT2
Construction Cost $18,000

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

Project Index #: 1696INT1
Construction Cost $160,000

ROOF REPLACEMENT

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 3/17/2010.

Project Index #: 1696EXT1
Construction Cost $480,000

State of Nevada / Corrections
BLDG. 03-GYM / CULINARY / DINING
SPWB Facility Condition Analysis - 1696
Survey Date: 3/17/2010

Page 36 of 50
BUILDING INFORMATION:

Gross Area (square feet): 32,000
Year Constructed: 1993
Exterior Finish 1: 100 % Concrete Masonry U
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 60 % I-3
IBC Occupancy Type 2: 40 % A-3
Construction Type: Concrete Masonry Units & Steel
IBC Construction Type: I-A
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>Project Construction Cost per Square Foot: $25.56</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2: $818,000</td>
<td>Total Facility Replacement Construction Cost: $9,600,000</td>
</tr>
<tr>
<td>Priority Class 3: $0</td>
<td>Facility Replacement Cost per Square Foot: $300</td>
</tr>
<tr>
<td>Grand Total: $818,000</td>
<td>FCNI: 9%</td>
</tr>
</tbody>
</table>
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. 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. The building is in good shape.

PRIORITY CLASS 1 PROJECTS

ADA RESTROOM / SIGNAGE
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.

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.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION
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.

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

PRIORITY CLASS 2 PROJECTS

EXTERIOR FINISHES
It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. 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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
FLOORING REPLACEMENT

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.

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

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

ROOF REPLACEMENT

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 3/17/2010.

WATER HEATER REPLACEMENT

There is a 30 gallon natural gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new natural gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

WINDOW REPLACEMENT

There are two windows in this building that are damaged and should be scheduled for replacement. The seals have broken allowing moisture to accumulate between the panes. This project would provide for the replacement of the windows with new dual pane security rated window systems. Removal and disposal of the existing windows is included in this estimate.
BUILDING INFORMATION:

<table>
<thead>
<tr>
<th>Gross Area (square feet):</th>
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</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1993</td>
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<tr>
<td>Exterior Finish 1:</td>
<td>100 %  Concrete Masonry U</td>
</tr>
<tr>
<td>Exterior Finish 2:</td>
<td>%</td>
</tr>
<tr>
<td>Number of Levels (Floors):</td>
<td>1  Basement?</td>
</tr>
<tr>
<td>IBC Occupancy Type 1:</td>
<td>50 %   I-3</td>
</tr>
<tr>
<td>IBC Occupancy Type 2:</td>
<td>50 %   A-3</td>
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<tr>
<td>Construction Type:</td>
<td>Concrete Masonry Units &amp; Steel</td>
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<tr>
<td>IBC Construction Type:</td>
<td>I-A</td>
</tr>
<tr>
<td>Percent Fire Suppressed:</td>
<td>100 %</td>
</tr>
</tbody>
</table>

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $26,000 | Project Construction Cost per Square Foot: | $33.27 |
| Priority Class 2: | $995,400 | Total Facility Replacement Construction Cost: | $9,210,000 |
| Priority Class 3: | $0 | Facility Replacement Cost per Square Foot: | $300 |
| Grand Total:      | $1,021,400 | FCNI: | 11% |
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. 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. There is a unisex staff ADA restroom as well as restrooms and showers for inmates including an ADA shower stall. The facility is in good shape.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Necessary - Not Yet Critical</th>
<th>Total Construction Cost for Priority 2 Projects: $692,500</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two to Four Years</td>
<td></td>
</tr>
</tbody>
</table>

**CARPET REPLACEMENT**

Approximately 2,500 square feet of the building is covered by carpet. It is showing signs of extreme wear and should be scheduled for replacement. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 2-3 years.

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

- **Project Index #:** 1694INT1
- **Construction Cost:** $17,500

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. 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 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

- **Project Index #:** 1694EXT2
- **Construction Cost:** $135,000

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

- **Project Index #:** 1694INT2
- **Construction Cost:** $135,000

**ROOF REPLACEMENT**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 3/17/2010.

- **Project Index #:** 1694EXT1
- **Construction Cost:** $405,000
BUILDING INFORMATION:

- Gross Area (square feet): 27,000
- Year Constructed: 1993
- Exterior Finish 1: 100% Concrete Masonry U
- Exterior Finish 2: 
- Number of Levels (Floors): 1
- Basement? No
- IBC Occupancy Type 1: 100% I-3
- IBC Occupancy Type 2: 
- Construction Type: Concrete Masonry Units & Steel
- IBC Construction Type: I-A
- Percent Fire Suppressed: 100%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class 1:</th>
<th>$0</th>
<th>Project Construction Cost per Square Foot: $25.65</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 2:</td>
<td>$692,500</td>
<td>Total Facility Replacement Construction Cost: $8,100,000</td>
</tr>
<tr>
<td>Priority Class 3:</td>
<td>$0</td>
<td>Facility Replacement Cost per Square Foot: $300</td>
</tr>
<tr>
<td>Grand Total:</td>
<td>$692,500</td>
<td>FCNI: 9%</td>
</tr>
</tbody>
</table>
Housing Unit 4 is a two-tiered tilt-up concrete structure with a single-ply roofing system on a concrete foundation. The building has an inmate capacity of 332 and contains a sally port, control pod, and an activity wing with caseworker offices.

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 system which feeds roof mounted air handler units. The hot water loop is supplied by the boilers in the Central plant while the cold loop provides water for direct air evaporative cooling.

The housing unit is in good shape.

**PRIORITY CLASS 2 PROJECTS**

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Construction Cost for Priority 2 Projects:</th>
<th>$791,500</th>
</tr>
</thead>
<tbody>
<tr>
<td>Necessary - Not Yet Critical</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Two to Four Years</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. 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.

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

**ROOF REPLACEMENT**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 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 1997.

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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 3/17/2010.

**SHOWER FLOOR REPLACEMENT**

The epoxy floor covering in the two shower areas is damaged and reaching the end of its 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 a new poured epoxy flooring in the next 2-3 years.
BUILDING INFORMATION:

- Gross Area (square feet): 44,500
- Year Constructed: 1997
- Exterior Finish 1: 100% Tilt-up Concrete
- Exterior Finish 2: %
- Number of Levels (Floors): 2
- Basement?: No
- IBC Occupancy Type 1: 100% I-3
- IBC Occupancy Type 2: %
- Construction Type: Tilt-up concrete & Steel
- IBC Construction Type: I-A
- Percent Fire Suppressed: 100%

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

| Priority Class 1: | $0 | Project Construction Cost per Square Foot: | $17.79 |
| Priority Class 2: | $791,500 | Total Facility Replacement Construction Cost: | $13,550,000 |
| Priority Class 3: | $0 | Facility Replacement Cost per Square Foot: | $300 |
| Grand Total: | $791,500 | FCNI: | 6% |
HOUSING UNIT 3
BUILDING REPORT

Housing Unit 3 is a two-tiered tilt-up concrete structure with a single-ply roofing system on a concrete foundation. The building has an inmate capacity of 332 and contains a sally port, control pod, and an activity wing with caseworker offices.

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 system which feeds roof mounted air handler units. The hot water loop is supplied by the boilers in the Central plant while the cold loop provides water for direct air evaporative cooling. The housing unit is in good shape.

PRIORITY CLASS 2 PROJECTS
Necessary - Not Yet Critical
Two to Four Years

**Total Construction Cost for Priority 2 Projects:** $791,500

**EXTERIOR FINISHES**
It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. 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.

*Project Index #: 1692EXT2*
*Construction Cost: $222,500*

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

*Project Index #: 1692INT1*
*Construction Cost: $222,500*

**ROOF REPLACEMENT**
The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 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 1997. 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 3/17/2010.

*Project Index #: 1692EXT1*
*Construction Cost: $345,000*

**SHOWER FLOOR REPLACEMENT**
The epoxy floor covering in the two shower areas is damaged and reaching the end of its 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 a new poured epoxy flooring in the next 2-3 years.

*Project Index #: 1692INT2*
*Construction Cost: $1,500*
BUILDING INFORMATION:

Gross Area (square feet): 44,500
Year Constructed: 1997
Exterior Finish 1: 100 % Tilt-up Concrete
Exterior Finish 2: %
Number of Levels (Floors): 2  Basement? No
IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construction Type: Tilt-up concrete & Steel
IBC Construction Type: I-A
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: $0  Project Construction Cost per Square Foot: $17.79
Priority Class 2: $791,500  Total Facility Replacement Construction Cost: $13,350,000
Priority Class 3: $0  Facility Replacement Cost per Square Foot: $300
Grand Total: $791,500

FCNI: 6%
HOUSING UNIT 2
BUILDING REPORT

Housing Unit 2 is a two-tiered tilt-up concrete structure with a single-ply roofing system on a concrete foundation. The building has an inmate capacity of 332 and contains a sally port, control pod, and an activity wing with caseworker offices.

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 system which feeds roof mounted air handler units. The hot water loop is supplied by the boilers in the Central plant while the cold loop provides water for direct air evaporative cooling.

The housing unit is in good shape.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $791,500

Necessary - Not Yet Critical Two to Four Years

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. 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.

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

ROOF REPLACEMENT

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 3/17/2010.

SHOWER FLOOR REPLACEMENT

The epoxy floor covering in the two shower areas is damaged and reaching the end of its 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 a new poured epoxy flooring in the next 2-3 years.
BUILDING INFORMATION:

Gross Area (square feet): 44,500
Year Constructed: 1993
Exterior Finish 1: 100 % Tilt-up Concrete
Exterior Finish 2: %
Number of Levels (Floors): 2  Basement? No
IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construction Type: Tilt-up concrete & Steel
IBC Construction Type: I-A
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<table>
<thead>
<tr>
<th>Priority Class</th>
<th>Amount</th>
<th>Project Construction Cost per Square Foot: $17.79</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Class 1:</td>
<td>$0</td>
<td></td>
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<tr>
<td>Priority Class 2:</td>
<td>$791,500</td>
<td></td>
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<tr>
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<tr>
<td></td>
<td></td>
<td>FCNI: 6%</td>
</tr>
</tbody>
</table>
HOUSING UNIT 1
BUILDING REPORT

Housing Unit 1 is a two tiered tilt-up concrete structure with a single-ply roofing system on a concrete foundation. The building has an inmate capacity of 332 and contains a sally port, control pod, and an activity wing with caseworker offices.

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 system which feeds roof mounted air handler units. The hot water loop is supplied by the boilers in the Central plant while the cold loop provides water for direct air evaporative cooling. The housing unit is in good shape.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $791,500

Project Index #: 1679EXT2
Construction Cost $222,500

Two to Four Years

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building. 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.

Project Index #: 1679INT1
Construction Cost $222,500

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

Project Index #: 1679EXT1
Construction Cost $345,000

ROOF REPLACEMENT

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 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. It has been amended accordingly to reflect conditions observed during the most recent survey date of 3/17/2010.

Project Index #: 1679INT2
Construction Cost $1,500

SHOWER FLOOR REPLACEMENT

The epoxy floor covering in the two shower areas is damaged and reaching the end of its 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 a new poured epoxy flooring in the next 2-3 years.
BUILDING INFORMATION:

Gross Area (square feet): 44,500
Year Constructed: 1993
Exterior Finish 1: 100 % Tilt-up Concrete
Exterior Finish 2: %
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 100 % I-3
IBC Occupancy Type 2: %
Construction Type: Tilt-up concrete & Steel
IBC Construction Type: I-A
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

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<td>Grand Total:</td>
<td>$791,500</td>
<td>FCNI: 6%</td>
</tr>
</tbody>
</table>

NOTES:

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

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

This report was created under the authority found in NRS 341.201 by the State Public Works Board and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Board 515 E. Musser Street, Suite 102 (775) 684-4141 voice
Facilities Condition Analysis Carson City, Nevada 89701-4263 (775) 684-4142 facsimile
Lovelock Correctional Center Site - Site #9962
Description: Paved parking with ADA spaces in background.

Lovelock Correctional Center Site - Site #9962
Description: View of the settling ponds.
Lovelock Correctional Center Site - Site #9962
Description: Access road to the Warehouse.

Storage Building - Building #3042
Description: Exterior of the building.
Sewage Grinder Shelter - Building #3041
Description: Exterior of the building.

Fire Pump House - Building #3040
Description: View of pumping equipment.
Housing Unit 5 - Building #2018
Description: Exterior of the building.

Housing Unit 6 - Building #1902
Description: Exterior of the building.
Housing Unit 6 - Building #1902
Description: Damage to interior concrete wall.

Tower 4 - Building #1707
Description: Exterior of the tower.
Tower 3 - Building #1706
Description: Exterior of the tower.

Tower 2 - Building #1705
Description: Exterior of the tower.
Tower 1 - Building #1704
Description: Exterior of the tower.

Building 10 - Entry - Building #1703
Description: Exterior of the building.
Building 10 - Entry - Building #1703
Description: Interior of the building.

Building 09 - Armory - Building #1702
Description: Exterior of the building.
Building 08 – Trustee Dormitory - Building #1701
Description: Exterior of the building.

Building 07 – Central Plant - Building #1700
Description: Exterior of the building.
Building 07 – Central Plant - Building #1700
Description: Interior of the boiler area.

Building 07 – Central Plant - Building #1700
Description: Switchgear.
Building 06 – Warehouse / Maintenance - Building #1699
Description: Exterior of the loading dock area.

Building 06 – Warehouse / Maintenance - Building #1699
Description: Interior of the Warehouse.
Building 05 – Canteen / Prison Industry - Building #1698
Description: Exterior of the building.

Building 04 – Laundry / Prison Industry - Building #1697
Description: Exterior of the building.
Building 03 – Gym / Culinary / Dining - Building #1696
Description: Exterior of the building.

Building 03 – Gym / Culinary / Dining - Building #1696
Description: Damaged floor tile.
Building 03 – Gym / Culinary / Dining - Building #1696
Description: Water damaged wall.

Building 01 – Administration & Visiting - Building #1695
Description: Exterior of the building.
Building 01 – Administration & Visiting - Building #1695
Description: Interior of the Visitation Room.

Building 02 – Infirmary & Education - Building #1694
Description: Exterior of the building.
Building 02 – Infirmary & Education - Building #1694
Description: Interior of the Infirmary.

Housing Unit 4 - Building #1693
Description: Exterior of the building.
Housing Unit 3 - Building #1692
Description: Exterior of the building.

Housing Unit 3 - Building #1692
Description: Roof membrane damage.
Housing Unit 2 - Building #1691
Description: Exterior of the building.

Housing Unit 1 - Building #1679
Description: Exterior of the building.