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

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

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.

Site number: 9962		Facility Condition Ne	eds Index	ls Index Report		Cost to	Cost to	Cost to	Total Cost	Cost to	
Index #	<b>Building Name</b>		Sq. Feet	Yr. Built	Survey Date	Repair: P1	Repair: P2	Repair: P3	to Repair	Replace	FCNI
1700	BLDG. 07-CENTRAL PL	ANT	7400	1993	3/9/2010	\$25,000	\$478,500	\$0	\$503,500	\$2,220,000	23%
	1200 Prison Road	Lovelock									
3042	STORAGE BUILDING		676	2007	3/11/2010	\$0	\$0	\$3,380	\$3,380	\$16,900	20%
	1200 Prison Road	Lovelock									
3041	SEWAGE GRINDER SH	ELTER	160	0	3/11/2010	\$0	\$800	\$0	\$800	\$4,000	20%
	1200 Prison Road	Lovelock									
1701	BLDG. 08-TRUSTEE DC	DRMITORY	3700	1993	3/9/2010	\$0	\$93,900	\$0	\$93,900	\$647,500	15%
	1200 Prison Road	Lovelock									
1706	TOWER 3		402	1993	3/9/2010	\$500	\$34,410	\$0	\$34,910	\$261,300	13%
	1200 Prison Road	Lovelock									
1705	TOWER 2		402	1993	3/9/2010	\$500	\$34,410	\$0	\$34,910	\$261,300	13%
	1200 Prison Road	Lovelock									
1704	TOWER 1		402	1993	3/9/2010	\$2,000	\$28,660	\$0	\$30,660	\$261,300	12%
	1200 Prison Road	Lovelock									
1695	BLDG. 01-ADMINISTRA	ATION & VISITING	30700	1993	3/17/2010	\$26,000	\$995,400	\$0	\$1,021,400	\$9,210,000	11%
	1200 Prison Road	Lovelock									
1707	TOWER 4		402	1993	3/9/2010	\$500	\$28,060	\$0	\$28,560	\$261,300	11%
	1200 Prison Road	Lovelock									
1702	BLDG. 09-ARMORY		1275	1993	3/9/2010	\$0	\$33,375	\$0	\$33,375	\$318,750	10%
	1200 Prison Road	Lovelock									
1699	BLDG. 06-WAREHOUS	E / MAINTENANCE	23000	1993	3/9/2010	\$0	\$617,000	\$0	\$617,000	\$6,325,000	10%
	1200 Prison Road	Lovelock									
1703	BLDG. 10-ENTRY		1515	1993	3/9/2010	\$2,500	\$37,875	\$0	\$40,375	\$416,625	10%
	1200 Prison Road	Lovelock									
1694	BLDG. 02-INFIRMARY	& EDUCATION	27000	1993	3/17/2010	\$0	\$692,500	\$0	\$692,500	\$8,100,000	9%
	1200 Prison Road	Lovelock									
1696	BLDG. 03-GYM / CULIN	JARY / DINING	32000	1993	3/17/2010	\$0	\$818,000	\$0	\$818,000	\$9,600,000	9%
	1200 Prison Road	Lovelock									
1697	BLDG. 04-LAUNDRY / I	PRISON INDUSTRY	27000	1993	3/17/2010	\$0	\$677,500	\$0	\$677,500	\$8,100,000	8%
	1200 Prison Road	Lovelock									
1698	BLDG. 05-CANTEEN / P	PRISON INDUSTRY	24700	1993	3/17/2010	\$0	\$617,500	\$0	\$617,500	\$7,410,000	8%
	1200 Prison Road	Lovelock									

Site number: 9962		Facility Condition Needs Index Report			Cost to	Cost to	Cost to	Total Cost	Cost to		
Index #	<b>Building Name</b>		Sq. Feet	Yr. Built	Survey Date	Repair: P1	Repair: P2	Repair: P3	to Repair	Replace	FCNI
1902	HOUSING UNIT 6		23000	1997	3/9/2010	\$0	\$427,000	\$0	\$427,000	\$6,900,000	6%
	1200 Prison Road	Lovelock									
2018	HOUSING UNIT 5		23000	1997	3/17/2010	\$0	\$424,000	\$0	\$424,000	\$6,900,000	6%
	1200 Prison Road	Lovelock									
1693	HOUSING UNIT 4		44500	1997	3/17/2010	\$0	\$791,500	\$0	\$791,500	\$13,350,000	6%
	1200 Prison Road	Lovelock									
1692	HOUSING UNIT 3		44500	1997	3/17/2010	\$0	\$791,500	\$0	\$791,500	\$13,350,000	6%
	1200 Prison Road	Lovelock									
1691	HOUSING UNIT 2		44500	1993	3/17/2010	\$0	\$791,500	\$0	\$791,500	\$13,350,000	6%
	1200 Prison Road	Lovelock									
1679	HOUSING UNIT 1		44500	1993	3/17/2010	\$0	\$791,500	\$0	\$791,500	\$13,350,000	6%
	1200 Prison Road	Lovelock									
3040	FIRE PUMP HOUSE		192	1993	3/11/2010	\$0	\$576	\$0	\$576	\$38,400	2%
	1200 Prison Road	Lovelock									
9962	LOVELOCK CORRECT	IONAL CENTER SITE		0	3/9/2010	\$2,000,000	\$8,762,000	\$0	\$10,762,000		0%
	1200 Prison Road	Lovelock									
		Report Totals:	404,926	<u> </u>		\$2,057,000	\$17,967,466	\$3,380	\$20,027,846	\$120,652,375	17%

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TOWER 4	1707
TOWER 3	1706
TOWER 2	1705
TOWER 1	1704
BLDG. 10-ENTRY	1703
BLDG. 09-ARMORY	1702
BLDG. 08-TRUSTEE DORMITORY	1701
BLDG. 07-CENTRAL PLANT	1700
BLDG. 06-WAREHOUSE / MAINTENANCE	1699
BLDG. 05-CANTEEN / PRISON INDUSTRY	1698
BLDG. 04-LAUNDRY / PRISON INDUSTRY	1697
BLDG. 03-GYM / CULINARY / DINING	1696
BLDG. 01-ADMINISTRATION & VISITING	1695
BLDG. 02-INFIRMARY & EDUCATION	1694
HOUSING UNIT 4	1693
HOUSING UNIT 3	1692
HOUSING UNIT 2	1691
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9962SFT1

State of Nevada / Corrections LOVELOCK CORRECTIONAL CENTER SITE SPWB Facility Condition Analysis - 9962 **Survey Date:** 3/9/2010

#### 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	<b>Total Construction Cost for Priority 1 Projects:</b>	\$2,000,000
Currently Critical	Immediate to Two Years	

#### FIRE ALARM SYSTEM UPGRADE

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**

**Two to Four Years Necessary - Not Yet Critical** 

#### **AIR HANDLER REPLACEMENT**

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**

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.

#### 9962ENR2 **Project Index #:** Construction Cost \$6,800,000

Project Index #:

Construction Cost \$2,000,000

Total Construction Cost for Priority 2 Projects: \$8,762,000

# 9962PLM3 **Project Index #:**

\$50.000

**Construction Cost** 

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23-Sep-10

### 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.

### 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.

## 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.

#### 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.

#### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Pı	riori	ty	Class	1:	\$2,000,000
_					

riority	Class 2:	\$8,762,000

)

Grand Total: \$10,762,000

Project Index #: 9962SIT3 Construction Cost \$262,500

Construction Cost \$1,500,000

9962ELE1

9962SEC2

\$65.000

#### Project Index #: 9962ENR1 Construction Cost \$84,500

**Project Index #:** 

**Project Index #:** 

**Construction Cost** 

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State of Nevada / Corrections STORAGE BUILDING SPWB Facility Condition Analysis - 3042 3/11/2010 Survey Date:

**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	<b>Total Construction Cost for Priority 3 Project</b>	s: \$3,380
Long-Term Needs	Four to Ten Years	

#### Long-Term Needs

#### **EXTERIOR FINISHES**

**Project Index #:** 3042EXT1 **Construction Cost** \$3,380

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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 %
<b>Construction Type:</b>	Wood framed
IBC Construction Type:	V-B
Percent Fire Supressed:	0 %

Priority Class 1:	\$0	<b>Project Construction Cost per Square Foot:</b>	\$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%

\$800

\$800

3041EXT1

State of Nevada / Corrections SEWAGE GRINDER SHELTER SPWB Facility Condition Analysis - 3041 Survey Date: 3/11/2010

#### SEWAGE GRINDER SHELTER

#### **BUILDING REPORT**

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.

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

**Project Index #:** 

**Construction Cost** 

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

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 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 %
<b>Construction Type:</b>	Concrete Masonry Unit Construction
IBC Construction Type:	I-B
Percent Fire Supressed:	0 %

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%

State of Nevada / Corrections FIRE PUMP HOUSE SPWB Facility Condition Analysis - 3040 Survey Date: 3/11/2010

# FIRE PUMP HOUSE

#### **BUILDING REPORT**

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.

#### PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects:\$576

Necessary - Not Yet Critical Two to Four Years

#### **EXTERIOR FINISHES**

Project Index #:3040EXT1Construction Cost\$576

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 %
<b>Construction Type:</b>	Engineered Metal Building
IBC Construction Type:	I-A
Percent Fire Supressed:	100 %

Priority Class 1:	\$0	<b>Project Construction Cost per Square Foot:</b>	\$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%

State of Nevada / Corrections **HOUSING UNIT 5** SPWB Facility Condition Analysis - 2018 3/17/2010 **Survey Date:** 

# **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.

**Two to Four Years** 

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

**Necessary - Not Yet Critical** 

#### **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 2-3 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.

2018EXT2

2018INT1

2018INT2

\$1.500

\$115.000

\$115,000

#### **Project Index #:** 2018EXT1 **Construction Cost** \$172.500

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

**Project Index #:** 

**Project Index #:** 

**Construction Cost** 

**Construction Cost** 

**Project Index #:** 

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#### 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:**

23,000	
1997	
100 % Tilt-up Concrete	
%	
2 Basement? No	
100 % I-3	
%	
Tilt-up concrete & steel	
I-A	
100 %	

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

\$18.43	Project Construction Cost per Square Foot:	\$0	Priority Class 1:
\$6,900,000	Total Facility Replacement Construction Cost:	\$424,000	Priority Class 2:
\$300	Facility Replacement Cost per Square Foot:	\$0	Priority Class 3:
6%	FCNI:	\$424,000	Grand Total:

#### Project Index #: 2018PLM2 **Construction Cost** \$8,000

**Project Index #:** 2018PLM1 **Construction Cost** \$12,000

State of Nevada / Corrections HOUSING UNIT 6 SPWB Facility Condition Analysis - 1902 Survey Date: 3/9/2010

# 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.

**Two to Four Years** 

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

Necessary - Not Yet Critical

#### 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.

Project Index #: 1902EXT1 Construction Cost \$172,500

Project Index #:1902INT1Construction Cost\$115,000

1902EXT2

\$115,000

Total Construction Cost for Priority 2 Projects: \$427,000

**Project Index #:** 

**Construction Cost** 

Project Index #: 1902INT2 Construction Cost \$1,500

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#### 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:**

Gross Area (square feet):	23,000	
Year Constructed:	1997	
<b>Exterior Finish 1:</b>	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:	%	
<b>Construction Type:</b>	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%

# Project Index #:1902PLM2Construction Cost\$8,000

Project Index #: 1902PLM1 Construction Cost \$15,000 State of Nevada / Corrections **TOWER 4** SPWB Facility Condition Analysis - 1707 **Survey Date:** 3/9/2010

**TOWER 4** 

#### **BUILDING REPORT**

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.

**Immediate to Two Years** 

**Total Construction Cost for Priority 1 Projects:** 

#### PRIORITY CLASS 1 PROJECTS

**Currently Critical** 

#### EXIT SIGN INSTALLATION

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

PRIORITY CLASS 2 PROJECTS	<b>5</b> 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.

#### 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.

1707SEC1 **Project Index #: Construction Cost** \$2.500

**Project Index #:** 

**Construction Cost** 

#### **Project Index #:** 1707EXT2 **Construction Cost** \$3.000

**Project Index #:** 1707ENR2 **Construction Cost** \$4,200

1707ENR3

\$3.000

#### Site number: 9962

\$500

\$500

1707SFT1

**Project Index #:** 

### **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.

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

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

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

#### **Project Index #:** 1707PLM1 **Construction Cost** \$500

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

1707EXT1

\$4.800

**Project Index #:** 

402
1993
100 % Metal Siding
%
1 Basement? No
100 % B
%
Steel Framed
I-A
100 %

\$71.04	Project Construction Cost per Square Foot:	\$500	Priority Class 1:
\$261,000	Total Facility Replacement Construction Cost:	\$28,060	Priority Class 2:
\$650	Facility Replacement Cost per Square Foot:	\$0	Priority Class 3:
11%	FCNI:	\$28,560	Grand Total:

State of Nevada / Corrections **TOWER 3** SPWB Facility Condition Analysis - 1706 **Survey Date:** 3/9/2010

**TOWER 3** 

#### **BUILDING REPORT**

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.

**Immediate to Two Years** 

**Total Construction Cost for Priority 1 Projects:** 

#### PRIORITY CLASS 1 PROJECTS

**Currently Critical** 

#### EXIT SIGN INSTALLATION

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

PRIORITY CLASS 2 PROJECTS	<b>Total Construction Cost for Priority 2 Projects:</b>	\$34,410
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.

#### 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.

**Project Index #:** 

**Project Index #:** 

**Project Index #:** 

**Construction Cost** 

**Construction Cost** 

**Construction Cost** 

1706ENR2 **Project Index #: Construction Cost** \$8,750

\$500

\$500

1706SFT1

1706SEC1

1706EXT2

1706ENR3

\$3.000

\$4.800

\$2.500

**Project Index #:** 

### **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.

#### **Project Index #:** 1706EXT3

**Construction Cost** \$2,500

## **Construction Cost** \$1,500

#### **Project Index #:** 1706INT2 **Construction Cost** \$4,050

#### **Project Index #:** 1706PLM1 **Construction Cost** \$500

#### Project Index #: 1706INT1 **Construction Cost** \$2,010

1706EXT1

1706SEC2

\$4.800

**Project Index #:** 

**Project Index #:** 

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:	%
<b>Construction Type:</b>	Steel Framing
IBC Construction Type:	I-A
Percent Fire Supressed:	0 %

\$86.84	Project Construction Cost per Square Foot:	\$500	Priority Class 1:
\$261,000	Total Facility Replacement Construction Cost:	\$34,410	Priority Class 2:
\$650	Facility Replacement Cost per Square Foot:	\$0	Priority Class 3:
13%	FCNI:	\$34,910	Grand Total:

State of Nevada / Corrections **TOWER 2** SPWB Facility Condition Analysis - 1705 **Survey Date:** 3/9/2010

**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.

**Immediate to Two Years** 

#### PRIORITY CLASS 1 PROJECTS

**Currently Critical** 

#### EXIT SIGN INSTALLATION

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

PRIORITY CLASS 2 PROJECTS	<b>Total Construction Cost for Priority 2 Projects:</b>	\$34,410
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.

#### 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.

**Construction Cost** \$2.500

**Project Index #:** 

**Project Index #:** 

**Construction Cost** 

1705SEC1

1705EXT2

1705ENR2

\$4.800

**Total Construction Cost for Priority 1 Projects:** 

**Project Index #:** 1705SFT1 **Construction Cost** \$500

\$500

**Project Index #: Construction Cost** \$8,750

#### 1705ENR3 **Project Index #: 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.

### **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.

#### **Project Index #:** 1705EXT3

**Construction Cost** \$2,500

## **Construction Cost** \$1,500

#### **Project Index #:** 1705INT2 **Construction Cost** \$4,050

#### **Project Index #:** 1705PLM1 **Construction Cost** \$500

#### Project Index #: 1705INT1 **Construction Cost** \$2,010

1705EXT1

1705SEC2

\$4.800

**Project Index #:** 

**Project Index #:** 

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:	%
<b>Construction Type:</b>	Steel Framing
IBC Construction Type:	I-A
Percent Fire Supressed:	100 %

\$86.84	Project Construction Cost per Square Foot:	\$500	Priority Class 1:
\$261,000	Total Facility Replacement Construction Cost:	\$34,410	Priority Class 2:
\$650	Facility Replacement Cost per Square Foot:	\$0	Priority Class 3:
13%	FCNI:	\$34,910	Grand Total:

State of Nevada / Corrections **TOWER 1** SPWB Facility Condition Analysis - 1704 3/9/2010 **Survey Date:** 

**TOWER 1** 

#### **BUILDING REPORT**

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.

**Immediate to Two Years** 

#### PRIORITY CLASS 1 PROJECTS

EXIT SIGN INSTALLATION

**Currently Critical** 

**Project Index #:** 1704SFT2 **Construction Cost** \$500

\$2,000

1704SFT1

**Total Construction Cost for Priority 1 Projects:** 

The building does not have any exit signs. This project would provide for the purchase and installation of a selfilluminated 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	<b>Total Construction Cost for Priority 2 Projects:</b>	\$28,660
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.

#### **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.

#### Site number: 9962

#### Project Index #: 1704EXT2 **Construction Cost** \$3,600

1704ENR2

\$4.200

**Project Index #:** 

Page 19 of 50

**Construction Cost** 

**Project Index #:** 1704SEC1 **Construction Cost** \$2,500

**Construction Cost** \$1,500

**Project Index #:** 

#### 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.

#### Project Index #: 1704ENR3 Construction Cost \$3,000

#### Project Index #: 1704INT1 Construction Cost \$2,010

Project Index #: 1704EXT1 Construction Cost \$4,800

## Project Index #: 1704EXT3 Construction Cost \$2,500

1704SEC2

1704INT2

\$4,050

\$1,500

**Project Index #:** 

**Project Index #:** 

**Construction Cost** 

**Construction Cost** 

# Project Index #:1704PLM1Construction Cost\$500

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:	%
<b>Construction Type:</b>	Steel Framing
IBC Construction Type:	I-A
Percent Fire Supressed:	100 %

\$76.27	Project Construction Cost per Square Foot:	\$2,000	Priority Class 1:
\$261,000	Total Facility Replacement Construction Cost:	\$28,660	Priority Class 2:
\$650	Facility Replacement Cost per Square Foot:	\$0	Priority Class 3:
12%	FCNI:	\$30,660	Grand Total:

State of Nevada / Corrections **BLDG. 10-ENTRY** SPWB Facility Condition Analysis - 1703 **Survey Date:** 3/9/2010

# **BLDG. 10-ENTRY BUILDING REPORT**

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.

PRIORITY CLASS 1 PROJECTS	<b>Total Construction Cost for Priority 1 Projects:</b>	\$2,500
Currently Critical	Immediate to Two Years	

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

PRIORITY CLASS 2 PROJECTS	<b>Total Construction Cost for Priority 2 Projects:</b>	\$37,875
Necessary - Not Yet Critical	Two to Four Years	

**Necessary - Not Yet Critical** 

project.

ADA RESTROOM UPGRADES

#### **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. 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.

**Construction Cost** \$2,500

1703ADA1

1703INT1

\$7,575

**Project Index #:** 

**Project Index #:** 1703EXT2 **Construction Cost** \$7.575

**Project Index #:** 1703EXT1

**Project Index #:** 

**Construction Cost** 

#### **Construction Cost** \$22,725

Gross Area (square feet):	1,515
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 % B
IBC Occupancy Type 2:	%
<b>Construction Type:</b>	Concrete Masonry Units & Steel
IBC Construction Type:	I-A
Percent Fire Supressed:	100 %

\$26.65	Project Construction Cost per Square Foot:	\$2,500	Priority Class 1:
\$417,000	Total Facility Replacement Construction Cost:	\$37,875	Priority Class 2:
\$275	Facility Replacement Cost per Square Foot:	\$0	Priority Class 3:
10%	FCNI:	\$40,375	Grand Total:

**BLDG. 09-ARMORY** SPWB Facility Condition Analysis - 1702 **Survey Date:** 3/9/2010

State of Nevada / Corrections

## **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.

**Two to Four Years Necessary - Not Yet Critical** 

#### **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.

#### **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.

1702EXT2

1702INT1

\$6,375

\$1,500

\$6.375

**Project Index #:** 1702EXT1 **Construction Cost** \$19,125

**Project Index #:** 

**Project Index #:** 

**Construction Cost** 

**Construction Cost** 

#### **Project Index #:** 1702PLM1

Gross Area (square feet):	1,275
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 % B
IBC Occupancy Type 2:	%
<b>Construction Type:</b>	Concrete Masonry Units & Steel
IBC Construction Type:	I-B
Percent Fire Supressed:	100 %

\$26.18	Project Construction Cost per Square Foot:	\$0	Priority Class 1:
\$319,000	Total Facility Replacement Construction Cost:	\$33,375	Priority Class 2:
\$250	Facility Replacement Cost per Square Foot:	\$0	Priority Class 3:
10%	FCNI:	\$33,375	Grand Total:

State of Nevada / Corrections BLDG. 08-TRUSTEE DORMITORY SPWB Facility Condition Analysis - 1701 Survey Date: 3/9/2010

# BLDG. 08-TRUSTEE DORMITORY BUILDING REPORT

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.

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

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

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.

#### **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.

#### 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.

#### **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.



\$93,900

1701EXT2

1701INT1

1701EXT1

\$55.500

\$18,500

Project Index #:1701INT2Construction Cost\$1,400

Construction Cost\$18,500ceilings be painted at least once in

**Project Index #:** 

**Project Index #:** 

**Project Index #:** 

**Construction Cost** 

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:	%
<b>Construction Type:</b>	Concrete Masonry Units & Steel
IBC Construction Type:	I-B
Percent Fire Supressed:	100 %

\$25.38	Project Construction Cost per Square Foot:	\$0	Priority Class 1:
\$648,000	Total Facility Replacement Construction Cost:	\$93,900	Priority Class 2:
\$175	Facility Replacement Cost per Square Foot:	\$0	Priority Class 3:
14%	FCNI:	\$93,900	Grand Total:

State of Nevada / Corrections BLDG. 07-CENTRAL PLANT SPWB Facility Condition Analysis - 1700 Survey Date: 3/9/2010

## BLDG. 07-CENTRAL PLANT BUILDING REPORT

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	<b>Total Construction Cost for Priority 1 Projects:</b>	\$25,000
Currently Critical	Immediate to Two Years	

PROVIDE HAZARDOUS MATERIALS CONTAINMENT

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 PROJECTSTotal Construction Cost for Priority 2 Projects:\$478,500Necessary - Not Yet CriticalTwo to Four Years

#### **BOILER REPLACEMENT**

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.

#### **CHEMICAL FREE WATER FILTER**

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.

Project Index #: 1700HVA1 Construction Cost \$250,000

1700ENV1

\$25,000

**Project Index #:** 

**Construction Cost** 

# Project Index #:1700HVA2Construction Cost\$50,000

#### **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 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.

#### **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.

#### **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.

#### **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
<b>Exterior Finish 1:</b>	100 % Concrete Masonry U
Exterior Finish 2:	%
Number of Levels (Floors):	1 Basement? No
IBC Occupancy Type 1:	100 % H-4
IBC Occupancy Type 2:	%
<b>Construction Type:</b>	Concrete Masonry Units & Steel
IBC Construction Type:	I-A
Percent Fire Supressed:	100 %

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

\$68.04	<b>Project Construction Cost per Square Foot:</b>	\$25,000	Priority Class 1:
\$2,220,000	Total Facility Replacement Construction Cost:	\$478,500	Priority Class 2:
\$300	Facility Replacement Cost per Square Foot:	\$0	Priority Class 3:
23%	FCNI:	\$503,500	Grand Total:

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

1700EXT2

1700EXT1

\$103,500

\$37,000

Project Index #:

**Construction Cost** 

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

**Project Index #:** 

State of Nevada / Corrections **BLDG. 06-WAREHOUSE / MAINTENANCE** SPWB Facility Condition Analysis - 1699 Survey Date: 3/9/2010

> **BLDG. 06-WAREHOUSE / MAINTENANCE BUILDING REPORT**

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	<b>Total Construction Cost for Priority 2 Projects:</b>	\$617,000

**Two to Four Years Necessary - Not Yet Critical** 

## 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.

## **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 3/9/2010.

1699ENV1

1699INT1

\$115,000

\$40.000

Site number: 9962

Project Index #:	1699EXT1
<b>Construction Cost</b>	\$345,000

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

**Project Index #:** 

**Construction Cost** 

Project Index #:



#### Project Index #: 1699PLM1 Construction Cost \$2,000

#### WATER HEATER REPLACEMENT

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 U		
Exterior Finish 2:	%		
Number of Levels (Floors):	1 Basement? No		
IBC Occupancy Type 1:	70 % S-1		
IBC Occupancy Type 2:	30 % B		
<b>Construction Type:</b>	Concrete Masonry Units & Steel		
IBC Construction Type:	I-A		
Percent Fire Supressed:	100 %		

Priority Class 1:	\$0	<b>Project Construction Cost per Square Foot:</b>	\$26.83
Priority Class 2:	\$617,000	Total Facility Replacement Construction Cost:	\$6,325,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$617,000	FCNI:	10%
State of Nevada / Corrections BLDG. 05-CANTEEN / PRISON INDUSTRY SPWB Facility Condition Analysis - 1698 Survey Date: 3/17/2010

### BLDG. 05-CANTEEN / PRISON INDUSTRY BUILDING REPORT

The Canteen / Prison Industry building is a single story concrete masonry unit and steel framed structure with a singleply 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.

### PRIORITY CLASS 2 PROJECTS Total Construction Cost for Priority 2 Projects: \$617,500

**Two to Four Years** 

Necessary - Not Yet Critical

#### 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.

1698EXT2

1698INT1

\$123,500

\$123,500

Project Index #: 1698EXT1 Construction Cost \$370,500

**Project Index #:** 

**Project Index #:** 

**Construction Cost** 

Gross Area (square feet):	24,700
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 % F-1
IBC Occupancy Type 2:	%
<b>Construction Type:</b>	Concrete Masonry Units & Steel
IBC Construction Type:	I-A
Percent Fire Supressed:	100 %

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$25.00
Priority Class 2:	\$617,500	Total Facility Replacement Construction Cost:	\$7,410,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$617,500	FCNI:	8%

State of Nevada / Corrections **BLDG. 04-LAUNDRY / PRISON INDUSTRY** SPWB Facility Condition Analysis - 1697 **Survey Date:** 3/17/2010

### **BLDG. 04-LAUNDRY / PRISON INDUSTRY BUILDING REPORT**

The Laundry / Prison Industries building is a single story concrete masonry unit and steel framed structure with a singleply 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.

#### PRIORITY CLASS 2 PROJECTS Total Construction Cost for Priority 2 Projects: \$677,500

**Two to Four Years Necessary - Not Yet Critical** 

#### 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.

#### **Project Index #: Construction Cost** \$405.000

#### **Project Index #:** 1697PLM1 **Construction Cost** \$2.500

# 1697EXT1

#### **Project Index #:** 1697INT1 **Construction Cost** \$135,000

1697EXT2

\$135,000

**Project Index #:** 

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:	%
<b>Construction Type:</b>	Concrete Masonry Units & Steel
IBC Construction Type:	I-A
Percent Fire Supressed:	100 %

\$25.09	Project Construction Cost per Square Foot:	\$0	Priority Class 1:
\$8,100,000	Total Facility Replacement Construction Cost:	\$677,500	Priority Class 2:
\$300	Facility Replacement Cost per Square Foot:	\$0	Priority Class 3:
8%	FCNI:	\$677,500	Grand Total:

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

### 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	<b>Total Construction Cost for Priority 2 Projects:</b>	\$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.

#### 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.

#### **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.

1696EXT2

1696INT2

1696INT1

\$160,000

\$18.000

\$160,000

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

**Project Index #:** 

**Project Index #:** 

**Project Index #:** 

**Construction Cost** 

**Construction Cost** 

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
<b>Construction Type:</b>	Concrete Masonry Units & Steel
IBC Construction Type:	I-A
Percent Fire Supressed:	100 %

\$25.56	<b>Project Construction Cost per Square Foot:</b>	\$0	Priority Class 1:
\$9,600,000	Total Facility Replacement Construction Cost:	\$818,000	Priority Class 2:
\$300	Facility Replacement Cost per Square Foot:	\$0	Priority Class 3:
9%	FCNI:	\$818,000	Grand Total:

State of Nevada / Corrections BLDG. 01-ADMINISTRATION & VISITING SPWB Facility Condition Analysis - 1695 Survey Date: 3/17/2010

### BLDG. 01-ADMINISTRATION & VISITING BUILDING REPORT

The Administration & Visiting building is a single story concrete masonry unit and steel framed structure with a singleply 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	<b>Total Construction Cost for Priority 1 Projects:</b>	\$26,000
Currently Critical	Immediate to Two Years	

#### 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.

**Two to Four Years** 

#### PRIORITY CLASS 2 PROJECTS

Necessary - Not Yet Critical

#### **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 #:1695ADA1Construction Cost\$20,000

**Project Index #:** 

**Construction Cost** 

Total Construction Cost for Priority 2 Projects:\$995,400

Project Index #: 1695EXT2 Construction Cost \$153,500

# Project Index #:1695ADA2Construction Cost\$4,000

1695ADA3

\$2,000

### 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 wars. The roof warranty average at the and of the same time frame. The temperature

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.

#### 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**

### Project Index #: 1695PLM1 Construction Cost \$1,500

1695EXT3

\$2,400

**Project Index #:** 

**Construction Cost** 

### Project Index #: 1695INT2 Construction Cost \$153,500

1695INT1

\$224,000

Project Index #:

**Construction Cost** 

# Project Index #:1695EXT1Construction Cost\$460,500

Gross Area (square feet):	30,700
Year Constructed:	1993
Exterior Finish 1:	100 % Concrete Masonry U
Exterior Finish 2:	%
Number of Levels (Floors):	1 Basement? No
IBC Occupancy Type 1:	50 % I-3
IBC Occupancy Type 2:	50 % A-3
<b>Construction Type:</b>	Concrete Masonry Units & Steel
IBC Construction Type:	I-A
Percent Fire Supressed:	100 %

\$33.27	Project Construction Cost per Square Foot:	\$26,000	Priority Class 1:
\$9,210,000	Total Facility Replacement Construction Cost:	\$995,400	Priority Class 2:
\$300	Facility Replacement Cost per Square Foot:	\$0	Priority Class 3:
11%	FCNI:	\$1,021,400	Grand Total:

State of Nevada / Corrections BLDG. 02-INFIRMARY & EDUCATION SPWB Facility Condition Analysis - 1694 Survey Date: 3/17/2010

## BLDG. 02-INFIRMARY & EDUCATION BUILDING REPORT

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	<b>Total Construction Cost for Priority 2 Projects:</b>	\$692,500
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Necessary - Not Yet Critical Two to Four Years

#### 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.

#### 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.

1694INT1

1694EXT2

1694INT2

\$135,000

\$135,000

\$17.500

#### Project Index #: 1694EXT1 Construction Cost \$405,000

**Project Index #:** 

**Project Index #:** 

**Project Index #:** 

**Construction Cost** 

**Construction Cost** 

**Construction Cost** 

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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:	%
<b>Construction Type:</b>	Concrete Masonry Units & Steel
IBC Construction Type:	I-A
Percent Fire Supressed:	100 %

\$25.65	Project Construction Cost per Square Foot:	\$0	Priority Class 1:
\$8,100,000	Total Facility Replacement Construction Cost:	\$692,500	Priority Class 2:
\$300	Facility Replacement Cost per Square Foot:	\$0	Priority Class 3:
9%	FCNI:	\$692,500	Grand Total:

State of Nevada / Corrections **HOUSING UNIT 4** SPWB Facility Condition Analysis - 1693 **Survey Date:** 3/17/2010

**HOUSING UNIT 4 BUILDING REPORT** 

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**

**Two to Four Years Necessary - Not Yet Critical** 

#### 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.

#### **Project Index #:** 1693EXT1 **Construction Cost** \$345.000

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**Project Index #:** 

**Construction Cost** 

1693EXT2

1693INT1

1693INT2

\$1.500

\$222,500

\$222,500

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

**Project Index #:** 

**Project Index #:** 

**Construction Cost** 

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:	%
<b>Construction Type:</b>	Tilt-up concrete & Steel
IBC Construction Type:	I-A
Percent Fire Supressed:	100 %

Foot:	<b>Project Construction Cost per Square Foot:</b>	\$0	Priority Class 1:
Cost: \$13,	Total Facility Replacement Construction Cost:	\$791,500	Priority Class 2:
Foot:	Facility Replacement Cost per Square Foot:	\$0	Priority Class 3:
CNI:	FCNI:	\$791,500	Grand Total:

State of Nevada / Corrections **HOUSING UNIT 3** SPWB Facility Condition Analysis - 1692 **Survey Date:** 3/17/2010

# **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**

**Two to Four Years Necessary - Not Yet Critical** 

#### 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.

1692EXT2

\$222,500

**Project Index #:** 1692EXT1 **Construction Cost** \$345.000

1692INT2

\$1.500

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

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

**Project Index #:** 

**Construction Cost** 

**Project Index #:** 

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:	%
<b>Construction Type:</b>	Tilt-up concrete & Steel
IBC Construction Type:	I-A
Percent Fire Supressed:	100 %

Foot:	<b>Project Construction Cost per Square Foot:</b>	\$0	Priority Class 1:
Cost: \$13,	Total Facility Replacement Construction Cost:	\$791,500	Priority Class 2:
Foot:	Facility Replacement Cost per Square Foot:	\$0	Priority Class 3:
CNI:	FCNI:	\$791,500	Grand Total:

State of Nevada / Corrections **HOUSING UNIT 2** SPWB Facility Condition Analysis - 1691 **Survey Date:** 3/17/2010

# **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**

**Two to Four Years Necessary - Not Yet Critical** 

#### 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.

1691EXT2

1691INT1

\$222,500

\$222,500

#### **Project Index #:** 1691EXT1 **Construction Cost** \$345.000

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

**Project Index #:** 

**Project Index #:** 

**Construction Cost** 

**Construction Cost** 

#### **Project Index #:** 1691INT2

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:	%
<b>Construction Type:</b>	Tilt-up concrete & Steel
IBC Construction Type:	I-A
Percent Fire Supressed:	100 %

Priority Class 1:	\$0	<b>Project Construction Cost per Square Foot:</b>	\$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%

State of Nevada / Corrections **HOUSING UNIT 1** SPWB Facility Condition Analysis - 1679 **Survey Date:** 3/17/2010

# **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**

**Two to Four Years Necessary - Not Yet Critical** 

#### 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.

1679EXT2

1679INT1

1679INT2

\$1.500

\$222,500

\$222,500

Site number: 9962

#### **Project Index #:** 1679EXT1 **Construction Cost** \$345.000

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

**Project Index #:** 

**Project Index #:** 

**Construction Cost** 

**Construction Cost** 

**Project Index #:** 

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:	%
<b>Construction Type:</b>	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:	\$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%

#### **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.